

**SELECTBOARD MEETING  
TUESDAY, DECEMBER 6, 2016  
SELECTBOARD MEETING ROOM – 7:00 P.M.  
AGENDA**

**Note: Not all the topics listed in this notice may actually be reached for discussion. In addition, the topics listed are those which the chair reasonably expects will be discussed as of the date of this notice.**

1. CALL TO ORDER
2. APPROVAL OF MINUTES *November 15, 2016 Regular Selectboard Meeting*
3. ANNOUNCEMENTS/OPEN FORUM
4. CONSENT AGENDA  
One Day Beer and Wine License Requests:
5. Tax Rate Setting Hearing FY 17 (7:10)
6. 7:30 p.m. – Public Hearing upon the application for a Change of Manager and Change of Membership Interests for an All Alcohol Section 12 Liquor License held by Orchards, LLC, d/b/a The Orchards Golf Club, 18 Silverwood Terrace, South Hadley, MA 01075, Deborah A. Hartnett, Manager.
7. NEW BUSINESS
  - A. General Code Process Update
  - B. Draft Warrant January 11, 2017 Special Town Meeting
8. RESIGNATIONS/APPOINTMENTS
  - A. Acceptance of Resignation of Charles W. Sabourin from Bylaw Review Committee
  - B. Acceptance of Resignation of Nicole Sanford from Open Space Committee
  - C. Application for Appointment to CATV Advisory Committee or Bylaw Review Committee – Jay Breuer
9. OTHER BUSINESS
  - A. Valley Bike Share Agreement
10. TOWN ADMINISTRATORS REPORT
11. CHAIRMAN’S REPORT
12. ADJOURN

**SELECTBOARD MEETING  
TUESDAY, NOVEMBER 15, 2016  
SELECTBOARD MEETING ROOM – 7 P.M.  
MINUTES**

Present were Members: Chair John R. Hine, Vice Chair Sarah Etelman, Clerk Bruce C. Forcier, Ira J. Brezinsky and Francis J. DeToma; Town Administrator Michael J. Sullivan.

South Hadley Public Library (SHPL) Board of Trustees: Chair Mitchell Resnick, Timna Tarr, Gillian Woldorf, David Morrell, Robert Berwick, Barbara Merchant, Susan Obremski-Crowther and Connie Clancy.

At 7:01 p.m., Chair Hine called the meeting to order, noting that all members were present.

**1. APPROVAL OF MINUTES**

**SB Member Brezinsky moved to approve the minutes of November 1, 2016. SB Member Etelman seconded. The motion passed unanimously 5:0.**

**2. ANNOUNCEMENTS**

This Sunday, November 20th at 1 p.m., the South Hadley Bike/Walk and Canal Park Committees invite the public on a trek to see first-hand the historically rich but little-known treasure of Bicentennial Canal Park and its trails, SB Member Forcier related. Town Meeting members especially are invited to familiarize themselves with the park in preparation for the January Special Town Meeting at which a request to appropriate town funds to upgrade the park will be presented. He urged residents to come “enjoy the breathtaking vistas from the park overlook, discover how important South Hadley and the canals were to each other, and actually walk in the now dry but still visible canal bed.” The walk will take about 90 minutes, and participants may opt to walk only a portion of the trail. People are asked to meet at 12:45 p.m. in the parking lot across from Hubert Place. For more information, he advised people to e-mail [bikewalksouthhadley@gmail.com](mailto:bikewalksouthhadley@gmail.com) or to access the committee’s Facebook page or website.

Mr. Brezinsky said he is pleased to report that, as the Plains School building project is being closed out, the project has obtained LEED silver certification. This designation will not only save the town money on utilities but will result in an additional 2% reimbursement. Certification just came through this week.

Chair Hine asked if anyone wished to address Selectboard under open forum. Hearing no response, he opened the joint meeting with library trustees for the purpose of filling a vacancy on that board.

SHPL Trustee Chair Mitchell Resnick called the meeting of the library trustees to order.

Chair Hine reminded those present that four candidates are interested in being considered. One candidate withdrew, and Richard Matteson was interviewed November 1<sup>st</sup> since he was unable to be present tonight. He explained the process to be followed in filling the vacancy. The three candidates present will be asked to come up and explain why they are interested and, after hearing from the candidates, he will accept nominations from the Selectboard and trustees. Once all nominations are received, he will close nominations. He will then give trustees the opportunity to speak and members will vote. Each member will have the opportunity to cast one vote. A majority vote is required, so since there are 13 present, the successful candidate will need seven votes.

**BARBARA ERWIN**

Mrs. Erwin said she is currently chair of the trustees at the Gaylord Memorial Library (GML). With the possibility of integration pending, she thought it would be a good idea for someone on the Gaylord board to be on the SHPL board. She hoped in turn that someone from the SHPL board would choose to serve on the GML board.

Chair Hine pointed out that there are a lot of joint meetings between the two boards and asked why she felt the need for membership.

Mrs. Erwin said her understanding is that there will be four joint meetings a year. She thinks it would be best to have somebody in attendance at all meetings. She volunteers at the library and is also on the Zoning Board of Appeals and a member of the Lion’s Club. She previously was a hospice volunteer, so she has been doing a lot of volunteer work in the area and in town.

Mr. Brezinsky asked if she could envision any situation where there might be some kind of a conflict; i.e. - issues or circumstances that could come up for consideration where a decision might benefit one library over the other?

Mrs. Erwin said there probably could be some situation where that could happen but if it were to happen she could recuse herself.

SB Member Etelman asked how she thought her participation would be beneficial in the event integration does not go through.

Mrs. Erwin said she thought it would still help to facilitate communication.

Mr. Resnick asked what Mrs. Erwin could bring to the public library board that is different from the other trustees.

Being on the board of trustees of her library gives her insight into the issues faced by SHPL board members since she thinks the libraries have similar issues, she responded.

### LESLIE FIELDS

She served on the SHPL building committee and really misses the meetings they used to have; particularly, the opportunity to meet with people in the community and regularly talk about community issues at the library, Ms. Fields related. When she saw this opening she thought she would really like to become involved in that again. She has worked in libraries in archives and special collections for the past 20 years, for the past four years at Mount Holyoke College. She has had a personal love for libraries since she was quite little and has two elementary school children who are quite active library users.

Mr. Resnick asked what she could bring to the board that would expand their perspective.

Having served on the building committee and been privy to hypothetical discussions of programs and space issues, she could bring the perspective of the building committee to discussions of actual programs and issues presently in place, she suggested. Also, she could bring her professional experience and her belief in libraries as a very important part of the democratic process. She mentioned a colleague who is starting a library in Kabul as part of a school project. This student noticed that every town in the United States seems to have a library.

Mr. Berwick asked if she saw any possibility of advancing the relationship between Mount Holyoke College (MHC) and the library.

She thinks there are certainly activities they could do together, Ms. Field responded. The town and college have a very close and long-standing relationship. One MHC student did an exhibition project that was displayed at the library. There are all kinds of programming possibilities that she would be happy to explore, she confirmed.

### KIMBEL HARWOOD

He moved to South Hadley in April of 2014 from Pennsylvania, Mr. Harwood related. In Pennsylvania, he served on the library board for six years and for 10 years chaired a new library development committee for a new library which is now being built. He has long been a tremendous advocate for libraries and believes in their importance in the community and even greater importance as a place where people can come together and exchange ideas. Libraries are a great equalizer of a democracy because it doesn't matter how rich or how poor you are; all have access to the library. He is applying for appointment because he is new to the community and would like to get involved in something and this is where he has the most experience.

Mr. Resnick said he had answered his stock question.

Chair Hine reminded members that Richard Matteson had been before them and spoken to them at an earlier meeting. It is always tough to have more people interested in an opening than available slots, he commented. Although only one can be a trustee, he encouraged the others to look for other ways to become involved in the community.

There are many opportunities at both libraries to volunteer, Mr. Resnick assured.

Chair Hine clarified that the appointment is until the municipal election in April at which point anyone interested would have to run to fill the remaining term of Maxine Cechvala. Mr. Brezinsky asked if it would be acceptable to poll applicants as to whether they intend to run in April. With other members' consent, he polled the candidates, and all but Mr. Harwood said they do intend to run.

Chair Hine opened the floor to nominations. **Mr. Resnick nominated Leslie Fields. Mr. Berwick nominated Kim Harwood. Barbara Merchant nominated Barbara Erwin. Gillian Woldorf nominated Richard Matteson.**

Chair Hine offered trustees the opportunity to make comments. As they declined, **he called the nomination of Barbara Erwin to a vote, and SB Member DeToma voted in favor.**

**Chair Hine called the nomination of Leslie Fields to a vote, and Mitch Resnick, Timna Tarr, Gillian Woldorf, David Morrell, Barbara Merchant, Susan Obremski, Crowther, Connie Clancy, Sarah Etelman, Bruce Forcier, John Hine and Ira Brezinsky voted in favor.**

Mr. Hine announced that Ms. Fields had received a majority vote.

Mr. Resnick thanked all four candidates.

**3. LEDGES CHANGE OF MANAGER APPLICATION**

Golf course operators are asking the Local Licensing Authority to approve a change of manager from Doug Juhasz to Andy Rogers, the present General Manager, Mr. Sullivan explained. He apologized for the delayed action, noting that it should have been taken care of in the spring.

**SB Member Forcier moved to approve the Change of Manager to Andy Rogers. SB Member Etelman seconded. The motion passed unanimously 5:0.**

**4. RESIGNATIONS/APPOINTMENTS**

**SB Member Etelman moved to accept the resignation of Bonnie Stretch from the Cultural Council. SB Member Brezinsky seconded. The motion passed unanimously 5:0.**

**SB Member Brezinsky moved to appoint Paul Lambert to the Cultural Council to a term ending June 30, 2017. SB Member Etelman seconded. The motion passed unanimously 5:0.**

**5. JOINT MEETING WITH PLANNING BOARD TO INTERVIEW/APPOINT ASSOCIATE PLANNING BOARD MEMBER**

Planning Board Members present: Melissa O'Brien, Joan Rosner, David Cavanaugh, Brad Hutcheson; Town Planner Richard Harris.

Since Planning Board Chair Jeff Squires had not yet arrived, members decided to shift the order of the agenda and have the presentation of the redevelopment plan first.

**Cathy McCabe of McCabe Associates**, consultant to the South Hadley Redevelopment Authority (SHRA), introduced SB Member DeToma and Imad Zubi as chair and vice chair of the SHRA, respectively. The purpose of tonight's presentation is to give some highlights of the redevelopment plan, she shared. The SHRA made a longer presentation to a joint meeting of the Selectboard and Planning Board last June and has been back to the Planning Board since then to give another presentation, she reminded.

She highlighted the vision statement from the "Rise of the Falls," the application submitted to the American Institute of Architects (AIA) Sustainable Design Assessment Team (SDAT) grant program. In creating the redevelopment plan, SHRA members kept this vision of drawing on the Falls' historic and ecological assets in mind and identified goals for furthering that vision. They also adopted the goals of encouraging and supporting existing businesses, attracting new residents and supporting vibrant community institutions such as the library. The new library has been a real catalyst for renewed interest in the Falls, she pointed out.

Members also looked at how the historic canal, Connecticut River and Buttery Brook could be used as assets, as they have often been forgotten or not visible to daily users of the Falls.

The SHRA wants to stimulate private investment in support of the renewal effort but recognizes that there are challenges and that the private sector has not been as interested in the Falls as town officials might like. Members want to expand and preserve the economic and social diversity of the Falls and create job opportunities and housing options to bring the Falls to a more vibrant state.

Ms. McCabe reviewed challenges and opportunities presented by the revitalization effort. South Hadley has two commercial nodes, but there is a lack of critical business mass in the Falls retail district, she observed. However, the neighborhood has assets that are diamonds in the rough. Construction challenges for new investment include the fact that there is a lot of ledge, steep slopes and floodplain, and many have commented on the lack of a grocery store. Opportunities include the historic canal and Connecticut River, the library, E-Ink and Mohawk Paper. While the nation has been in recession and the area is still feeling some residual effects, the valley has seen some improving economy and proponents would like to ride that wave [of progress], she shared.

SHRA members see the Smart Growth Overlay District as an asset and appreciate the commitment the town has made to the Redevelopment Authority, she added. In addition, as the SDAT report notes, the Falls has "good bones" for a walkable village and walkable communities are something sought after and valued in today's economy.

Ms. McCabe displayed the outline of the target area identified by the SHRA for redevelopment efforts. In some cases, an assembly of smaller lots is needed in order to make properties within the area more attractive to developers. Consultants did a building conditions survey that found deferred maintenance on a lot of buildings, particularly in the residential areas. This is an example of where a home rehabilitation program could be very valuable to a lot of people, she suggested.

As part of the urban renewal process, a public hearing must be held, and the Selectboard needs to make a finding as to whether a blighted open area, decadent area or substandard area exists. The target area identified meets the definition of a blighted open area as well as a decadent area because of all the deferred maintenance, she asserted.

Key Development Focus Areas of the redevelopment plan include Main Street, the library/West Main Street/Canal Street area, the Gaylord Street area, residential neighborhoods in the falls and the Connecticut River and Buttery Brook. Members see creation of a multi-use path along the river, interpretative signage for South Hadley's historic canal and daylighting Buttery Brook as ways to increase connectivity to and appreciation for these assets and spur interest in the Falls as a "neighborhood of choice" rather than a second or third choice.

The question has been raised as to how the town is going to pay for redevelopment, Ms. McCabe related. She stressed that the redevelopment plan is a 20-year plan so that when people see the figure of \$47 million, they are really talking about an average annual cost of \$2.3 million. There are no grants for urban renewal anymore. However, they see many of the capital improvements such as construction of multi-use paths, street and sidewalk improvements, traffic calming and the daylighting of Buttery Brook as being eligible for grants such as Transportation Improvement Program (TIP) funding, environmental grants or the MassWorks program. Also, the plan includes some items town officials may already be budgeting for, such as stormwater drainage improvements and new water mains, which typically are DPW and Fire District expenditures. Also, some would argue that maintaining sidewalks and crosswalks is typically a municipal expense but SHRA members have allocated money for these projects as part of the financial plan.

With regard to the Implementation & Administration line item, members allocated 10% of the overall budget to this category, Ms. McCabe explained. There is interest on the part of the RDA in having annual support from the town in the neighborhood of \$100,000. Approving the financial plan does not mean town officials have endorsed the proposal to pay this annual stipend, she stressed. The goal of the urban renewal plan is to set the stage by making targeted municipal investments that will serve as a catalyst for private investment. The intent is to use public funds judiciously and strategically. The urban renewal plan "sets priorities for the area," she asserted. Residents have a Master Plan for the town; this is a more focused plan that focuses on the falls.

She mentioned some of the specific resources that might be available, including transportation funding such as TIP's and FAST (Fixing America's Surface Transportation). Ms. McCabe went on to identify some of the anticipated benefits at full build out. The itemized list includes the following projected outcomes:

- New residential housing units – 105 + units
- Net increase in new real estate taxes - \$332,000 annually at 2016 rates.

She tends to project conservatively having seen optimistic projections, Ms. McCabe advised. Some years the town would actually have decreases in tax revenues because of demolition.

- Construction jobs in private development – 288 construction jobs
- Anticipated new private investment (in terms of real estate; not counting private investment in individual homes) - \$50 million
- Estimated construction jobs from public improvements - 110 construction jobs
- New permanent full-time equivalent jobs – 10 to 25 in new space (possibly more); 25 to 100 by filling existing vacant space such as space on Gaylord Street. The trend in manufacturing is that more and more space is being used by equipment and less by employees, she noted.

The SHRA developed several different job creation strategies; i.e. - enhancing the falls as a place to do business, developing an entrepreneurial ecosystem with features such as incubator spaces and creating sites for potential new development, such as the corner of Bridge and Main, she related.

### **WALKABILITY**

Ms. McCabe emphasized the importance of keeping South Hadley competitive and perceived as a place of interest. Nationally, 77% of home buyers prefer communities with sidewalks and places to take walks. The suburban model of cul-de-sacs is no longer the preferred housing environment; people prefer walkability. The real estate investment community has found that walkability adds value to existing properties, whether it's office, retail or industrial. Enhancing the falls enhances South Hadley as a whole, she noted.

Quality of place makes a difference in a town's economic success and from a commercial perspective, she added.

Chair Hine noted that this is the first presentation in the Selectboard Meeting Room with the wall-mounted monitor. He offered thanks to Mr. Sullivan and Bob Smith.

Members asked questions and offered comments. Ms. Etelman said the presentation provided a good overview without a whole lot of specifics. She asked at what point there would be a discussion of specifics and what the plan is for soliciting public input.

Ms. McCabe gave an overview of outreach efforts to date. The SHRA set up an advisory committee which meets two or three times a year, and SHRA members went over all projects and reviewed the draft plan with this board.

The SHRA has also been very conscious of maintaining contact with the South Hadley Falls Neighborhood Association (SHFNA), since members are aware that they are almost working on a neighborhood-based plan. THE SHFNA has been given regular monthly updates on the SHRA's work. Overall, the neighborhood association has been very supportive and has offered comments and suggestions. For example, SHFNA members vocalized a lot of concern about traffic and the safety of kids walking and really argued for traffic calming. They were particularly concerned about the speed of cars coming down Main Street from the direction of Chicopee, and the SHRA has included traffic calming, sidewalks, crosswalks and related measures within the plan in response.

The Bike/Walk committee had a lot of concerns, and there has been a lot of exchange with that committee. The SHRA also met with the Planning Board several times. There was some discussion about the best format for improvements at the corner of Bridge and Main. The RDA's position is that the intersection needs to be enhanced for all modes of transportation and that there needs to be robust public participation in its design. The other goal for the corner is that it be a real gateway to the falls. Members' intention is to not get hung up on a specific design but rather to retain the right professional services to look at the intersection from a performance standpoint and to have a robust public process to achieve the goal of enhancing safety for all methods of transportation.

Ms. Etelman asked when that public process would come in, and Ms. McCabe said she thought it would be after a redevelopment plan is approved. The plan now states that the SHRA has identified three potential alternatives and intends to have a robust public process, she said.

Her concern is that there truly be an exchange with residents and that there be plenty of opportunity for public participation, Ms. Etelman clarified.

The SHRA has also partnered with Know Your Town (KYT) to provide a public forum for discussion and has held meetings with 40 or 50 people present, Ms. McCabe related. The plan is to have a robust planning process for some of the projects as the plan enters a design phase. It is not possible to deal with the details of design in an urban renewal plan; it is more appropriate for the design phase, and the SHRA is fully committed to this step, she maintained.

Communicating the complexity of the plan to the public is a challenge that members have tried to meet in a variety of ways, Mr. DeToma observed. There is probably more that they can do. The advisory committee is scheduled to meet December 15<sup>th</sup>. They will hold a public hearing after that and advertise its date as widely as possible, he assured.

Mr. Harris asked that they consider making the advisory committee meeting earlier since he will be here for the 14<sup>th</sup> but not the 15<sup>th</sup>.

Mr. Brezinsky voiced two concerns. With regard to finances; he asked what portion of the overall \$47 million budget is expected to come from local sources. He would like more detail as to how the subsidy for this project compares to town-wide subsidies and to know historically how much money on average has been invested and used in the falls as compared to other parts of town. In talking about economic redevelopment, it is important to talk about government vs. private investment and to identify what return on investment town officials are expecting. Mr. DeToma sent members some information on projected financial outcomes, he said.

Ms. McCabe said she shared his concerns. Some of that is difficult to do, but she would take that as a challenge, she stated.

His other general concern is how town officials can expect the two boards (the Redevelopment Authority and the Planning Board) and the Planning Department to work together.

The RDA is a separate unit of government from the town; the two are "kissing cousins," so to speak, Ms. McCabe reminded. The Planning Board is part of the Town of South Hadley. The redevelopment statute clearly anticipates municipalities working together. Towns have used different models of collaboration. When there is a new entity it means everyone has to make some changes in how they do business, she suggested.

In terms of staffing, that has not been prescribed but is something the RDA needs to work on as an entity and in conjunction with the town, Ms. McCabe continued. The RDA cannot expect town resources and assistance but Mr. Harris has graciously been working on the Massachusetts Historical Commission (MHC) grant and Mr. Sullivan has been very supportive. The relationship is "going to evolve to some extent," she proposed.

The Planning Board is responsible for changes to zoning bylaws, overlay districts and permitting processes, so he would think the RDA might require its help for amendments to accommodate redevelopment, Chair Hine remarked. He expressed the opinion that the two boards will have to work together to make sure they have a common vision.

They have tried to establish a dialogue with the Planning Board, and it is an emerging relationship, Mr. DeToma reported. They are trying to find a way to work together with these very valuable boards. They are working towards some sort of structure and so far he thinks they are on the right path, he concluded.

Joan Rosner solicited the perspective of fellow Planning Board members.

Melissa O'Brien said she agreed with what had been said and thinks it is a legitimate concern. She would like to know how the RDA plans to integrate town entities in its activities.

That is beyond the scope of the plan, Ms. McCabe responded.

While it may be beyond the scope of the plan, it is incumbent on the RDA to develop and present an implementation strategy, Mr. Harris suggested. Town Meeting tends to ask a lot of questions, and he would suspect members are going to be asking that question.

The presentation suggests there is going to be a \$100,000 annual appropriation to fund redevelopment efforts, SB Member Brezinsky observed. It is absolutely appropriate to ask how much capacity exists within town government to carry out this work, he asserted. If the town is going to make this additional investment in an operating budget, it should be completely vetted out and decided ahead of time what that [budget] is going to look like.

Ms. McCabe agreed there are both fiscal and capacity considerations. Town officials also have to deal with the perception of the community, and South Hadley is not known as a pro development community. There is an emphasis on preserving historical character and heritage and the challenge is balancing that with encouragement of new development.

If he is a Town Meeting member, he is going to want to know the extent of the town's commitment toward the redevelopment plan, Chair Hine remarked. He thinks people may hear that number (\$47 million) and say, "We can't afford that."

What key things in the plan is the RDA looking for the town to support and fund, he asked rhetorically.

With grants, sometimes local matches are required, Ms. McCabe responded. The RDA is not looking at the town as the first line of defense, she assured. They could take another pass at the financial plan and highlight that, she said.

Referring to Mr. Brezinsky's mention of a return on investment, if proponents are trying to sell the plan, they need to have specific outcomes that will be much closer than 20 years from now, Mr. Cavanaugh asserted. He compared the \$2.3 million projected annual investment to an annual budget process in which stake holders are interested in the benefits they will receive in the current year. People are not as interested in what will be achieved 20 years from now, he suggested.

"We've got a lot of expertise in the room, and it is incumbent on all of us to work together," he agreed. However, maybe an economic development coordinator would be more important at this point now that the town has an outline of a redevelopment plan and is looking at expenditures of \$2.3 million a year. Without a qualified professional pushing it, it's going to languish like any other plan.

Chair Hine pointed out that the \$2.3 million is not money the community is expected to fund. The Redevelopment Authority is not able to predict how much money the town will be able to get from outside sources, he noted.

Discussion continued, with Mrs. Rosner stating that it would be helpful to have information from other towns similar to South Hadley (population of around 20,000) that have accepted urban renewal plans.

Ms. McCabe confirmed there are examples of similar-sized communities with successful redevelopment plans, including Amherst and Greenfield. Boltwood Drive and the area around it was all the subject of an urban renewal plan, and the John W. Olver multi-modal transportation center and bank row were both done with the guidance of an urban renewal plan, she related.

SB Member Brezinsky said he thought it was important to incorporate some of these examples in the presentation as it is honed.

Ms. McCabe thanked all those present for their suggestions.

With respect to financing, due to the hard work of the Planning Board, the town received a 40R grant, and that money is available, Mr. Sullivan reminded. One of the rudimentary questions is how the plan affects the taxpayer and when the town begins expending tax

dollars. The outcomes – such as the 105 housing units with projected new tax revenue of \$332,000 - indicate there will be some returns. There is thus some money that could reasonably be used. He referred to District Improvement Financing (DIF), a funding mechanism where taxes realized as a result of new development go back into financing additional development in the area.

The town has to make a decision at some point as to whether the conceptual plan is viable, he indicated. He thinks there are great points in the plan and things people can get very excited about. He also feels that the town needs to develop its bandwidth - its capacity - internally. He talked about models in other communities of effective working relationships between Planning Departments and Redevelopment Authorities. He mentioned the pending integration of the Gaylord Library and the South Hadley Public Library as an example of “two long-term independent silos” being successfully brought together. He doesn’t think having a firewall between the two entities makes sense in a community of only 20,000.

He expressed great appreciation for Ms. McCabe’s work, noting that she has been a great advocate for South Hadley.

## **6. JOINT MEETING WITH PLANNING BOARD TO APPOINT ASSOCIATE MEMBER**

Chair Hine reviewed the process to be followed in filling the vacancy.

### **LARRY BUTLER**

He is a new arrival from North Carolina and worked with Mr. Harris on Election Day, Mr. Butler said. Having come from Fayetteville, NC - a community of Fort Bragg and a military base - he is very familiar with Westover and the C5A’s, he quipped. He has been a contractor all his life. In North Carolina, he was an unlimited general contractor and could do any volume of work. In the last 15 years, he didn’t do public domain work because he was aligned with commercial and real estate developers that only did in-house work. Before the real estate crash of 2008, they were doing 1,400 to 1,500 houses a year, 300 condos and a million square feet of commercial space for rent, sale or lease. He sat on the other side of the table from the Planning Board.

He loved hearing everything about the revitalization plan, he enthused. Twenty years ago, Fayetteville started the same project. Everything that came from the advertisement was all generated by private investment; not one dime came from the taxpayer, he related. The greatest thing that the city council, county government and everyone did was become a cheerleader for everyone who came along, he shared.

The Planning Board has to do one thing more than anything else. They have to look at the rules and regulations and make a decision based on fact. Being new here, he’s pretty impartial.

Mrs. Rosner asked what brought him to New England.

Sitting in an airport in Raleigh, Durham with his wife in tears watching plane flights being cancelled due to snow as he was trying to get to the first birthday of a grandchild, he made up his mind, Mr. Butler responded. His two children live in Northampton. He owns a Coldwell Banker franchise in Fayetteville and bought a unit in Pine Grove. He appreciates this side of the river, he said.

Mrs. Rosner explained that associate members can only vote on certain permits, but members really want somebody who can be at all the meetings so they know what is going on.

He is looking at this as an opportunity to learn about South Hadley, Mr. Butler said. The term is three years, Mr. Harris clarified.

### **BENJAMIN MORGAN**

He has been in South Hadley for about two and a half years. His wife is originally from Holyoke, and he moved up here from Washington, DC where he lived for 30 years. He is originally from Chicago. When his wife retired from civil service this is the place she wanted to move back to.

He is really enthusiastic about becoming a member of the Planning Board. He has a master’s degree from Northwestern University in finance, marketing and organizational behavior. He had a lot of training in the Navy and served as a department head on a submarine where he was responsible for inventory and food supply for 112 sailors. Later, he was supply officer for a submarine squadron and, as such, responsible for supplies for 23 ships. He has always been extremely strong in project management and financial management and is also a registered nurse. He has a lot of experience in data management, expressing the opinion that “it all comes down to data and the importance of data to anything we do in government.”

He had responsibility for strategic planning for major projects within the Department of Defense (DoD), he continued. Specifically, he was responsible for the Navy’s automatic identification program, which involves the use of barcodes and other technology to gather data rapidly, accurately and efficiently. The DoD adopted many of the processes he recommended to make inventory management a reality, and local government could benefit from these techniques as well. Without a barcode, you don’t know if what you are buying is counterfeit, and you can’t tell if it is designed to certain specifications, he pointed out.

He wrote a depo maintenance plan for the government of Iraq (he spent 27 months there) and worked on a hospital project for the government of Bermuda. He is big on people skills and team management and likes to build lasting relationships at all levels. He wants everybody to feel when dealing with him that their needs are being taken care of and that every experience ends up being positive.

He brings a lot of commitment and enthusiasm to this exciting opportunity because goals for everyone must be within fiscal opportunity. People can't buy what they don't have money for. He stressed the importance of working within federal, state and local regulations. You have to define what success is. It isn't just money; it isn't just return on investment. It is: is it usable, is it retainable and is it sustainable.

He helped the Army G-4 (the logistics branch of the army) pass its first financial audit. The DoD is the last federal government organization that hasn't required financial audits in the past, so the army is going through its first audits.

He has been in Vietnam, Iraq and Kuwait and spent time in the Persian Gulf in capacities that all dealt with high security measures and trying to get things done in certain time frames. He is highly trained in giving briefings. . .

Chair Hine asked Mr. Morgan to talk about how he sees his skills being used on the Planning Board.

It all boils down to data, Mr. Morgan responded. When on the Planning Board, members have to determine what type of data they need, how they are going to store it, etc. Data and money and experience in writing is how he would help the Planning Board.

Chair Hine asked what he would see as an example of data that would be important to gather to help in making decisions.

Certainly money and potential sources of money, Mr. Morgan responded. He cited other facts such as cash flow, return on investment, how money is being delivered and labor unions. "Data is really the lifeblood of every firm; every government," he observed.

Mrs. Rosner asked what brought him to South Hadley, and he commented facetiously that his wife told him they were moving back.

Chair Hine opened the floor to nominations.

**Mr. Cavanaugh nominated Mr. Butler. Ms. Etelman nominated Mr. Morgan.**

**Chair Hine called the nomination of Mr. Butler to a vote, and Mr. Hutcheson, Ms. O'Brien, Mrs. Rosner, Mr. Cavanaugh, Mr. Squire, Mr. Brezinsky, Ms. Etelman, Chair Hine and Mr. Brezinsky voted in favor.** Chair Hine announced that Mr. Butler was appointed by a majority vote.

## **7. TOWN COMMON LIGHTING/CHAMBER OF COMMERCE REQUEST**

The Selectboard has a letter from **Dale Johnston, Executive Director of the Chamber of Commerce**, requesting a donation of \$1,500 from the town to support the holiday stroll.

Chair Hine said he thought the decision should be framed in terms of a general policy as opposed to a response to an individual request. It is important to look at the decision in the context of whether a municipal government is willing/able to make donations to any non-profit. If they decide the town is not, he does not want to entertain a specific request, he explained.

One of the arguments he has made is that there are a number of organizations that raise money for the municipality, Mr. Sullivan related. Mr. Johnston will say that he is not asking for a donation, but, in fact, he is. He is asking the town to incur the expense of \$1,500 for lighting on the common. He does think that the town supports activities, Mr. Sullivan stressed. The town is going to incur the cost of police from a public safety standpoint and costs associated with DPW staff time.

In countless communities, money for similar events is all raised privately. That is much more commonplace than having a non-profit organization ask for money, he maintained.

Mr. DeToma agreed that, as much as he would like to see lights at the Town Common, there is a broader issue at stake. He said he was sorry since Mr. Johnston is a good friend of the town. SB Member Etelman agreed.

SB Member Brezinsky said he didn't think they were in a position to write a check but noted that there is a precedent for town government support of this activity in the past. The town has provided support in the form of a police cruiser escorting Santa down the street, the high school band performing, etc.

The precedent has been to provide in-kind services, not a donation of money, Ms. Etelman clarified.

From Mr. Sullivan's response, that support will continue, Chair Hine pointed out.

Mr. Johnston reviewed his six-paragraph letter. Paragraphs one through three make the standard request for use of the common on December 2nd. The Holiday Stroll is a three-hour event in a three-month long season, he pointed out. In the past, the Chamber of Commerce in conjunction with the Village Commons has contributed money to keep lighting in place for three months. The Town of South Hadley does write a check to the chamber as a chamber member. They are not asking for something illegal, he contended.

Paragraph four asked what the town has been up to in terms of trees and electrical work. Sometime during the year the town and SHELD came in and removed a couple of trees. In doing so, SHELD took away the connectivity to light the trees, so they no longer have connectivity between the rows of trees, he elaborated.

He would love to be able to reconnect the rest of the common to continue the tradition of holiday lighting, he explained. What the chamber is asking is for the town to put up a pole and have SHELD put up an extension cord so they can light the area. If the town doesn't, the chamber will put connectivity in as well as pay for the lights. If the town is not able to do so, he would request that it just allow the chamber to put a pole on town property.

Paragraph five said, "Would the Town Administrator and Selectboard consider spending \$1,500 in lighting the Town Common during the holiday season."

Chair Hine stated that there were reasons for the trees that were removed to come down. There is nothing in the letter about a pole or town connection, so he asked what specifically Mr. Johnston is requesting.

If the town would be so helpful as to put in a temporary pole and SHELD could reconnect the lights, the chamber would have the opportunity to provide lights, Mr. Johnston replied.

Chair Hine said this was not what was requested in the letter. He suggested taking it under advisement. Mr. Brezinsky said he thought they have to respond tonight since they do not meet again until December 6th. He suggested directing the Town Administrator to see if he could work it out. Respectfully, this is the result of a fairly poorly crafted letter with good intentions, he remarked. The director said that if the town is not able to pay for it, the chamber is willing to pay if simply given permission, he reminded. In his judgment, they should ask Mike to work with the DPW to accommodate the request, which involves no cost to the town.

## **8. TOWN ADMINISTRATOR REPORT**

Ms. Etelman echoed the Town Administrator's thanks to town employees and others who were part of the voting effort in South Hadley and congratulated everyone involved. SB Member Brezinsky offered his congratulations to the 82% of voters who voted.

Two articles on the upcoming Special Town Meeting warrant relate to the General Code project underway. A draft of the updated bylaw is available on the website, Mr. Sullivan said. It is about 700 pages long, but he would like people to be as familiar as possible with it. He has asked for a summary which should be available at the next meeting. The Selectboard will have to take a vote to allow the proposed changes to go forward. He pointed out that there are very few substantive changes; primarily when bylaws have been found to be in conflict with MA General Laws or are internally inconsistent.

Town Hall was broken into Friday night, he reported. There was minor damage but it highlighted the need for increased security. People got in through a door that was supposed to be locked. In addition, People's Bank on Newton Street was robbed tonight. Police were on the scene in less than two minutes, but the perpetrator got away.

The Toth property should be deconstructed by the end of the week. The contractor was having a hard time getting permits from the town. South Hadley was listed in the top 8% of 3,500 small college communities as being one of the safest communities, he shared.

**Upon motion made and seconded, the meeting was adjourned at 9:48 p.m.**

**RESPECTFULLY,**

**LAURA KRUTZLER  
ADMINISTRATIVE SECRETARY**

# TOWN OF SOUTH HADLEY

JOHN R. HINE  
Chair  
SARAH ETELMAN  
Vice-Chair  
BRUCE C. FORCIER  
Clerk  
IRA J. BREZINSKY  
Member  
FRANCIS J. DETOMA  
Member



MICHAEL J. SULLIVAN  
Town Administrator  
Telephone (413) 538-5017  
Fax (413) 534-1041

SELECTBOARD OFFICE  
116 Main Street, Suite 109, South Hadley, Massachusetts 01075-2896  
[selectboard@southhadleyma.gov](mailto:selectboard@southhadleyma.gov)

November 14, 2016

NOTICE OF PUBLIC HEARING ON  
CLASSIFICATION OF PROPERTY  
TUESDAY, DECEMBER 6, 2016 AT 7:10 P.M.  
IN THE SELECTBOARD MEETING ROOM OF  
TOWN HALL  
CONDUCTED BY:

TOWN OF SOUTH HADLEY:

SELECTBOARD  
BOARD OF ASSESSORS  
PRUDENTIAL COMMITTEE, F.D. #1  
PRUDENTIAL COMMITTEE, F.D. #2



## TOWN OF SOUTH HADLEY

Board of Assessors  
116 Main Street, Room 104  
South Hadley, MA. 01075-2896

[www.southhadleyma.gov](http://www.southhadleyma.gov)

Melissa L. Couture Ribold  
Associate Assessor

Kevin E. Taugher  
Chairman

Hazel R. Snopek  
Clerk

Francis M. Conti  
Member

Phone: 413-538-5017 ext. 202

Fax: 413-538-7565

Email: [mcouture@southhadleyma.gov](mailto:mcouture@southhadleyma.gov)

November 28, 2016

To: Selectboard and Prudential Committee members

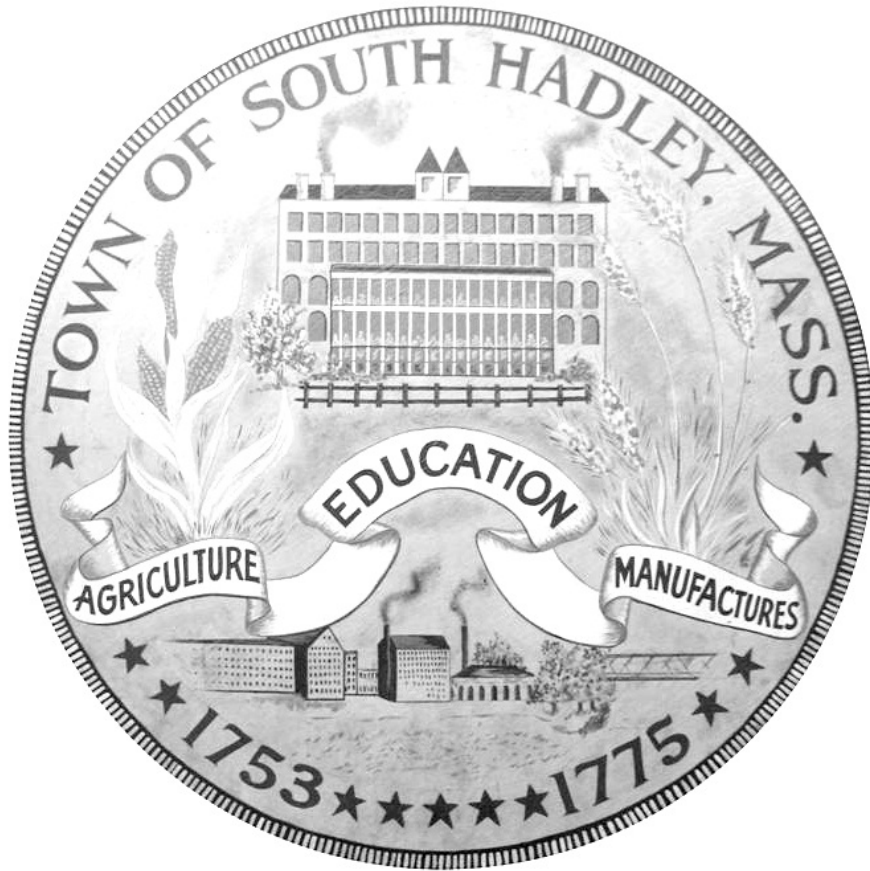
Annually, the Selectboard and Prudential Committees of both Fire District #1 and #2 make a decision as to whether or not to shift any of the burden of the tax levy across the five different classes of property. The adoption of different rates does not change the total property tax levy; rather it determines the share of the total levy to be borne by each class. If the burden is shifted, this would apportion the tax levy burden between the Residential and Open Space classes of property together, (R&O), and the Commercial, Industrial and Personal Property classes together, (CIP).

Since the inception of Proposition 2 ½, the Town of South Hadley has consistently chosen to not shift the burden amongst the different property classes and has chosen a factor of "one". This essentially leaves the tax rate the same for all five classes of property.

Additionally, the Selectboard must delegate either the Clerk of the Selectboard or a similar official to electronically sign on the board's behalf. I would once again recommend that the Selectboard authorize the Town Administrator to perform this task for fiscal 2017.

Sincerely,

  
Melissa L. Couture Ribold  
Associate Assessor



**Fiscal 2017 Tax Classification**

**PUBLIC HEARING ON  
CLASSIFICATION OF PROPERTY  
TUESDAY, DECEMBER 6 AT 7:10 P.M.  
IN THE SELECTBOARD'S MEETING ROOM  
TOWN HALL  
CONDUCTED BY:**

**TOWN OF SOUTH HADLEY:**

**SELECTBOARD  
BOARD OF ASSESSORS  
PRUDENTIAL COMMITTEE, F.D. #1  
PRUDENTIAL COMMITTEE, F.D. #2**

**Packet Contents:**

1. Overview of Classification
  - Overview
  - Open Space Discount
  - Residential Exemption
  - Small Commercial Exemption
  - Classification Considerations
  - Fiscal 2017
    1. **Proposed** Tax Rates, New Growth, Maximum Allowable Levy, Tax Levy, Excess Levy Capacity
    2. Rate changes for each 10% shifted
    3. Example
2. Tax Rate Alternatives Town -- Chart
3. Options Table – Town
4. Tax Rate Alternatives Fire District #1-- Chart
5. Options Table – Fire District #1
6. Tax Rate Alternatives Fire District #2 -- Chart
7. Options Table – Fire District #2
8. South Hadley Valuation by Class – Fiscal 2000 to 2017
9. Analysis of average tax bill
  - Single Family
  - Commercial/Industrial

## Overview of Classification

Cities and Towns that are certified as assessing property at full and fair cash value may elect to shift the tax burden among the major property classes within certain limits established by law. The adoption of different rates does not change the total property tax levy; rather it determines the share of the total levy to be borne by each class.

The share of the levy raised by the Commercial and Industrial classes and Personal Property (CIP) may be increased 50% as long as the Residential and Open space (R&O) classes raise at least 65% of what they would have raised without the shift.

The “minimum residential factor” established by the Commissioner of Revenue is used to make certain that the shift of the tax burden complies with the Classification Act. If the minimum residential factor would be less than .65, the community cannot make the maximum shift and must use a CIP factor of less than 1.50.

An *Open Space Discount*, a *Residential Exemption* and a *Small Commercial Exemption* may also be chosen by communities. The choice of either or both of these first two affects the tax rate of Residential property, whether a community chooses to shift more to the CIP classes or not. The third option affects the tax rate of the commercial and industrial classes. The alternatives are considered and voted on annually by the Board of Selectmen.

## Open Space Discount

What is open space?

- Open Space is defined as land maintained in an open or natural condition which contributes significantly to the benefit and enjoyment of the public.
- Exclusions:
  1. Land taxable under Chapter 61, 61A, 61B
  2. Land under a permanent conservation restriction
  3. Land held for production of income

The law allows a community to provide tax relief to the open space properties by shifting to the Residential class an amount up to a maximum of 25% of the residential factor.

In the past the Town has used an open space factor of 100%, which resulted in an equal tax rate for Open Space and Residential properties.

*For fiscal 2017 the town has 16 properties classified as open space that this discount could affect. If the Selectboard implemented this discount at the maximum of 25% the tax rate for the Open Space class of property would decrease to \$13.36. The tax rates for Residential, Commercial, Industrial and Personal classes of property would remain at \$17.83 as the difference in the reallocation of the levy is minimal.*

Residential Exemption

- Applied to every residential property which is owner-occupied
- At the option of the Selectboard, an exemption of not more than 20% of the average assessed value of all Class 1, Residential parcels may be applied to residential parcels that are the principal residence of the property owner.
- Dollar value of the exemption is subtracted from the assessed value of every eligible property
- Exclusions:
  1. Accessory land incidental to a residential use
  2. Seasonal homes
  3. Residential property not occupied by its owner

In the case of South Hadley, the figure would be calculated as follows:

$$\begin{array}{rcl}
 \underline{\$ 1,351,301,493} & / & 6,881 & = & \underline{\$ 196,382} \\
 \text{Class 1 Value} & & \text{Parcels} & & \text{Avg. Cl. 1 Value} \\
 \\ 
 \underline{\$ 196,382} & \times & 20\% & = & \underline{\$ 39,276} \\
 \text{Avg. Cl. 1 Value} & & & & \text{Max Residential Exemption}
 \end{array}$$

The approximate *number of owner-occupied primary residences* is 5,830 x \$ 39,276 = \$ 228,350,664. The granting of the Residential Exemption does not change the burden of the levy on the Residential Class. Therefore, the tax rate within the Residential Class will be increased accordingly. The effect is to increase the taxes on vacant land and accessory land to the primary residences, as well as non-owner occupied homes. The effect to the tax rate would be as follows:

Property Class	Exemption	Value	Tax Rate
Class 1 Residential	- 228,350,664	1,122,950,829	21.46
Class 2 Open Space	- None		17.83
Class 3 Commercial	- None		
Class 4 Industrial	- None		
Class 5 Personal	- None		

The overall effect of the Residential Exemption on a variety of properties is shown below:  
 An **owner occupied** primary residence valued at \$100,000 with the residential exemption applied, would go from \$ 1,783 to \$ 1,303.14 which would be a *decrease of (\$ 479.86)*.  
 A **non owner occupied** residence valued at \$100,000 with no residential exemption would go from \$ 1,783 to \$ 2,146 which would be an *increase of \$ 363*.  
 A **vacant parcel** of land valued at \$50,000 would go from \$ 891.50 to \$ 1,073 which would be an *increase of \$ 181.50*.  
 An **accessory parcel** of land valued at \$20,000 would go from \$ 356.60 to \$ 429.20 which would be an *increase of \$ 72.60*.

*For fiscal 2017 approximately 1051 properties would have an increase in tax if adopted.*

### Small Commercial Exemption

- At the option of the Selectboard, any percent of valuation up to a 10% exemption may be adopted
- Business must have an average of 10 or fewer employees (DET mails list of eligible businesses to Assessors annually)
- Tax burden is shifted to the Commercial & Industrial classes (NOT Personal Property)
- Property must have a valuation of less than \$1,000,000
- Applies to class 3 (Commercial), 600-800 (Chapter land) and Mixed Use
- Assessors calculate impact and tax rates
- Can be used with other classification options
  1. Separate CIP rate becomes 2 rates: 1 C & I, 1 Personal Property
  2. Residential Exemption, Open Space Discount not affected

*For fiscal 2017, 36 parcels would be considered to be eligible to receive this exemption. If this exemption were to be adopted at the maximum rate of 10%, the tax rates for Commercial and Industrial property classes would be \$18.03. (Residential, Open Space and Personal Property tax rates would remain unchanged at \$17.83)*

### Classification Considerations

1. Consider the percentage of Commercial & Industrial (C & I) properties as compared to Residential (R).
  - Will an increased tax burden on C & I significantly lower the R tax burden?
2. What is the mix of C & I properties?
  - How much is big business?
  - How much is small business? (Mom & Pop stores)
3. Will it adversely affect small businesses and drive them out of the community?
4. Will it slow big business development?
5. Does business significantly contribute in a non-tax way to the community?
6. Are the businesses of the type that require extraordinary municipal services?
7. Is the timing proper for the move to a multiple tax rate?
8. Will a shift to the C & I maintain or increase the relative or historical share of the tax burden?
9. Is it a matter of principle or economics?

**Fiscal 2017**

<b><u>PROPOSED Tax Rates:</u></b>		<b><u>Rate</u></b>	<b><u>% increase</u></b>
Fiscal 2016 rates: \$17.56 \$ 2.29 \$ 2.93	Town	\$17.83	1.54 %
	FD #1	\$ 2.29	0.00 %
	FD #2	\$ 2.83	-3.41 %
<i>New Growth</i>		\$ 385,621.00	
<i>Tax Levy</i>		\$ 26,474,840.64	
<i>Debt Exclusion Total</i>		\$ 1,312,775.00	
<i>Maximum Allowable Levy Limit</i>		\$ 26,480,094.00	
<i>Excess Levy Capacity</i>		\$ 5,253.36	
<i>MRF = <u>95.0740%</u></i>		<i>Rate <u>\$17.83</u></i>	<i>R&amp;O <u>91.0315%</u> CIP <u>8.9685%</u></i>

<b><u>%</u></b>	<b><u>R&amp;O</u></b>	<b><u>CIP</u></b>	<b><u>Res Factor</u></b>
100-----	<b>17.83</b>	<b>17.83</b>	<b>100.000%</b>
110-----	<b>17.65</b>	<b>19.61</b>	<b>99.0148%</b>
120-----	<b>17.48</b>	<b>21.40</b>	<b>98.0296%</b>
130-----	<b>17.30</b>	<b>23.18</b>	<b>97.0444%</b>
140-----	<b>17.13</b>	<b>24.96</b>	<b>96.0592%</b>
150-----	<b>16.95</b>	<b>26.74</b>	<b>95.0740%</b>

**Example:** \$100,000 property value

<b><u>%</u></b>	<b><u>Res tax (decr)</u></b>		<b><u>Comm (+ incr)</u></b>	
100-----	1,783	(0)	1,783	(0)
110-----	1,765	(-18)	1,961	+178
120-----	1,748	(-35)	2,140	+357
130-----	1,730	(-53)	2,318	+535
140-----	1,713	(-70)	2,496	+713
150-----	1,695	(-88)	2,674	+891

**Maximum decrease** on a residential \$100,000 property **(\$ 88)**

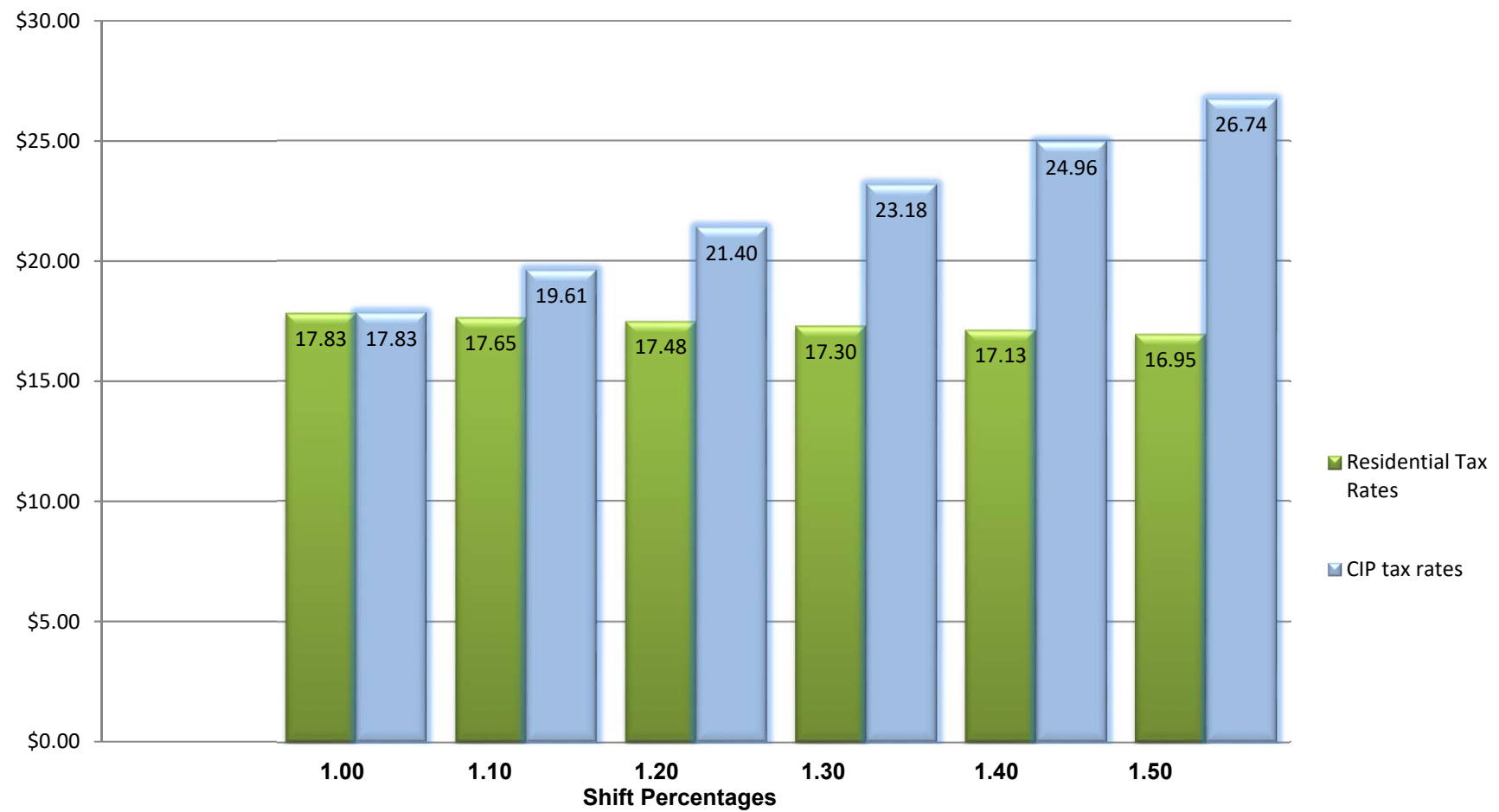
**Maximum increase** on a commercial/industrial \$100,000 property **\$ +891**

(The average value of a commercial/industrial property is \$347,400)

(The average value of a single family home is \$235,200)

Tax Rates per 1,000

### Tax Rate Alternatives -- Town of South Hadley



What If...Scenario Worksheet for... SOUTH HADLEY

CLASS	VALUE	%	
Residential	1,351,301,493	91.0060%	R & O %
Open Space	378,400	0.0255%	91.0315%
Commercial	69,892,720	4.7071%	
Industrial	37,458,000	2.5227%	C I P %
Personal Prop	25,817,432	1.7387%	8.9685%
<b>Total</b>	<b>1,484,848,045</b>	<b>100.0000%</b>	

CLASSIFICATION OPTIONS

- Residential Exempt
- Small Commercial Exemption
- Open Space Discount

Levy	26,474,841
Single Tax Rate	\$ 17.83
Max Shift allowed	1.50

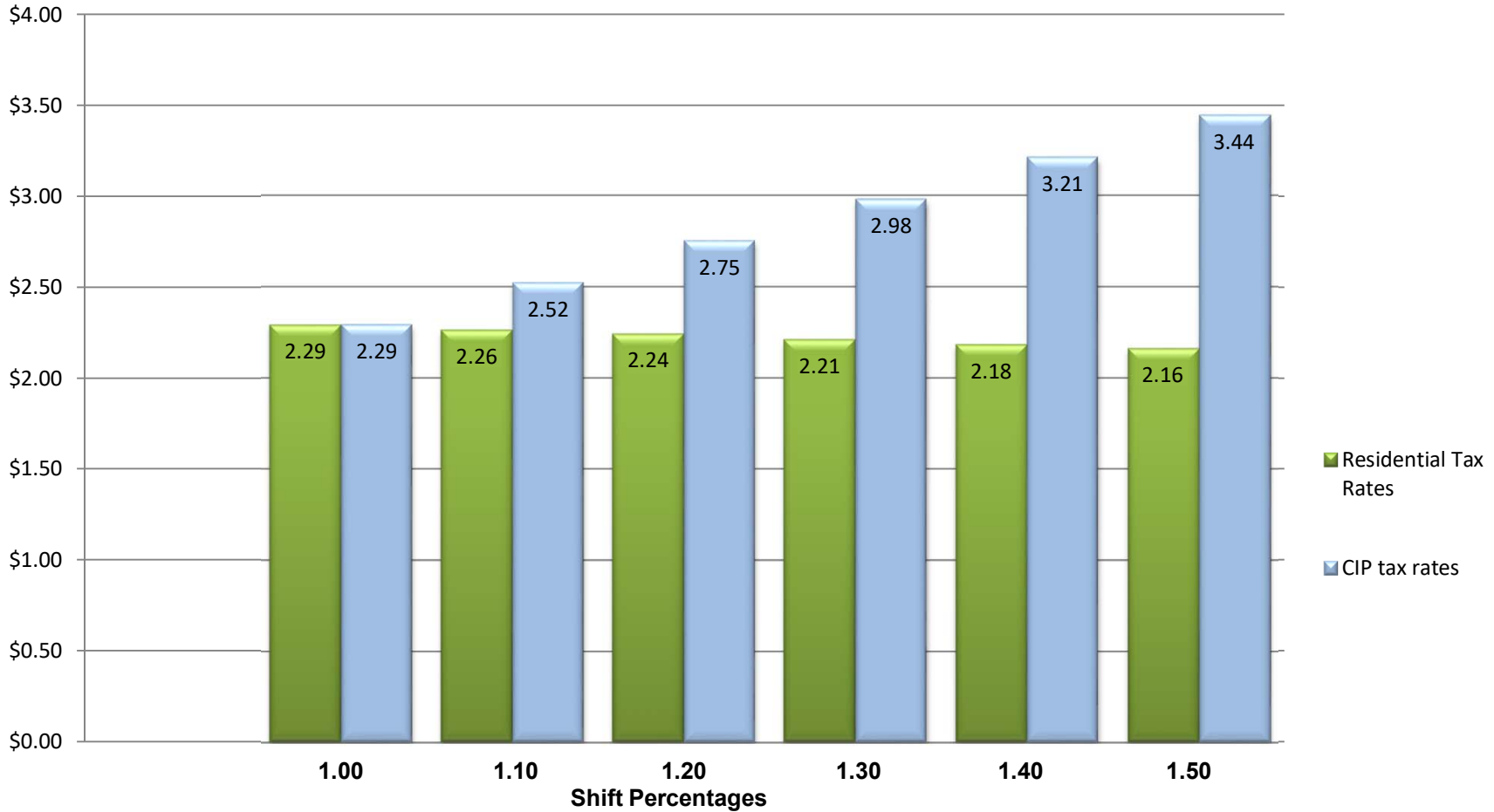
CIP Shift	Res Factor	Share Percentages						Levy Amounts					Estimated Tax Rates					
		Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.00	100.0000	91.0060	0.0255	4.7071	2.5227	1.7387	100.0000	24,093,706	6,747	1,246,187	667,876	460,325	26,474,841	17.83	17.83	17.83	17.83	17.83
1.01	99.9015	90.9164	0.0255	4.7541	2.5479	1.7561	100.0000	24,069,968	6,740	1,258,649	674,555	464,928	26,474,841	17.81	17.81	18.01	18.01	18.01
1.02	99.8030	90.8267	0.0254	4.8012	2.5731	1.7735	100.0000	24,046,231	6,734	1,271,111	681,234	469,531	26,474,841	17.79	17.79	18.19	18.19	18.19
1.03	99.7044	90.7371	0.0254	4.8483	2.5984	1.7909	100.0000	24,022,494	6,727	1,283,573	687,912	474,135	26,474,841	17.78	17.78	18.36	18.36	18.36
1.04	99.6059	90.6474	0.0254	4.8953	2.6236	1.8083	100.0000	23,998,757	6,720	1,296,035	694,591	478,738	26,474,841	17.76	17.76	18.54	18.54	18.54
1.05	99.5074	90.5577	0.0254	4.9424	2.6488	1.8257	100.0000	23,975,019	6,714	1,308,497	701,270	483,341	26,474,841	17.74	17.74	18.72	18.72	18.72
1.06	99.4089	90.4681	0.0253	4.9895	2.6740	1.8430	100.0000	23,951,282	6,707	1,320,958	707,949	487,944	26,474,841	17.72	17.72	18.90	18.90	18.90
1.07	99.3104	90.3784	0.0253	5.0366	2.6993	1.8604	100.0000	23,927,545	6,700	1,333,420	714,627	492,548	26,474,841	17.71	17.71	19.08	19.08	19.08
1.08	99.2118	90.2888	0.0253	5.0836	2.7245	1.8778	100.0000	23,903,808	6,694	1,345,882	721,306	497,151	26,474,841	17.69	17.69	19.26	19.26	19.26
1.09	99.1133	90.1991	0.0253	5.1307	2.7497	1.8952	100.0000	23,880,071	6,687	1,358,344	727,985	501,754	26,474,841	17.67	17.67	19.43	19.43	19.43
1.10	99.0148	90.1094	0.0252	5.1778	2.7750	1.9126	100.0000	23,856,333	6,680	1,370,806	734,664	506,357	26,474,841	17.65	17.65	19.61	19.61	19.61
1.11	98.9163	90.0198	0.0252	5.2248	2.8002	1.9300	100.0000	23,832,596	6,674	1,383,268	741,343	510,961	26,474,841	17.64	17.64	19.79	19.79	19.79
1.12	98.8178	89.9301	0.0252	5.2719	2.8254	1.9474	100.0000	23,808,859	6,667	1,395,730	748,021	515,564	26,474,841	17.62	17.62	19.97	19.97	19.97
1.13	98.7192	89.8405	0.0252	5.3190	2.8506	1.9648	100.0000	23,785,122	6,660	1,408,192	754,700	520,167	26,474,841	17.60	17.60	20.15	20.15	20.15
1.14	98.6207	89.7508	0.0251	5.3661	2.8759	1.9821	100.0000	23,761,384	6,654	1,420,653	761,379	524,770	26,474,841	17.58	17.58	20.33	20.33	20.33
1.15	98.5222	89.6612	0.0251	5.4131	2.9011	1.9995	100.0000	23,737,647	6,647	1,433,115	768,058	529,374	26,474,841	17.57	17.57	20.50	20.50	20.50
1.16	98.4237	89.5715	0.0251	5.4602	2.9263	2.0169	100.0000	23,713,910	6,641	1,445,577	774,736	533,977	26,474,841	17.55	17.55	20.68	20.68	20.68
1.17	98.3252	89.4818	0.0251	5.5073	2.9515	2.0343	100.0000	23,690,173	6,634	1,458,039	781,415	538,580	26,474,841	17.53	17.53	20.86	20.86	20.86
1.18	98.2266	89.3922	0.0250	5.5543	2.9768	2.0517	100.0000	23,666,435	6,627	1,470,501	788,094	543,183	26,474,841	17.51	17.51	21.04	21.04	21.04
1.19	98.1281	89.3025	0.0250	5.6014	3.0020	2.0691	100.0000	23,642,698	6,621	1,482,963	794,773	547,787	26,474,841	17.50	17.50	21.22	21.22	21.22
1.20	98.0296	89.2129	0.0250	5.6485	3.0272	2.0865	100.0000	23,618,961	6,614	1,495,425	801,451	552,390	26,474,841	17.48	17.48	21.40	21.40	21.40
1.21	97.9311	89.1232	0.0250	5.6955	3.0524	2.1039	100.0000	23,595,224	6,607	1,507,887	808,130	556,993	26,474,841	17.46	17.46	21.57	21.57	21.57
1.22	97.8325	89.0335	0.0249	5.7426	3.0777	2.1212	100.0000	23,571,486	6,601	1,520,348	814,809	561,596	26,474,841	17.44	17.44	21.75	21.75	21.75
1.23	97.7340	88.9439	0.0249	5.7897	3.1029	2.1386	100.0000	23,547,749	6,594	1,532,810	821,488	566,200	26,474,841	17.43	17.43	21.93	21.93	21.93
1.24	97.6355	88.8542	0.0249	5.8368	3.1281	2.1560	100.0000	23,524,012	6,587	1,545,272	828,166	570,803	26,474,841	17.41	17.41	22.11	22.11	22.11
1.25	97.5370	88.7646	0.0249	5.8838	3.1534	2.1734	100.0000	23,500,275	6,581	1,557,734	834,845	575,406	26,474,841	17.39	17.39	22.29	22.29	22.29
1.26	97.4385	88.6749	0.0248	5.9309	3.1786	2.1908	100.0000	23,476,538	6,574	1,570,196	841,524	580,009	26,474,841	17.37	17.37	22.47	22.47	22.47
1.27	97.3399	88.5852	0.0248	5.9780	3.2038	2.2082	100.0000	23,452,800	6,567	1,582,658	848,203	584,613	26,474,841	17.36	17.36	22.64	22.64	22.64
1.28	97.2414	88.4956	0.0248	6.0250	3.2290	2.2256	100.0000	23,429,063	6,561	1,595,120	854,881	589,216	26,474,841	17.34	17.34	22.82	22.82	22.82
1.29	97.1429	88.4059	0.0248	6.0721	3.2543	2.2430	100.0000	23,405,326	6,554	1,607,581	861,560	593,819	26,474,841	17.32	17.32	23.00	23.00	23.00
1.30	97.0444	88.3163	0.0247	6.1192	3.2795	2.2603	100.0000	23,381,589	6,547	1,620,043	868,239	598,422	26,474,841	17.30	17.30	23.18	23.18	23.18
1.31	96.9459	88.2266	0.0247	6.1663	3.3047	2.2777	100.0000	23,357,851	6,541	1,632,505	874,918	603,026	26,474,841	17.29	17.29	23.36	23.36	23.36
1.32	96.8473	88.1369	0.0247	6.2133	3.3299	2.2951	100.0000	23,334,114	6,534	1,644,967	881,597	607,629	26,474,841	17.27	17.27	23.54	23.54	23.54
1.33	96.7488	88.0473	0.0247	6.2604	3.3552	2.3125	100.0000	23,310,377	6,528	1,657,429	888,275	612,232	26,474,841	17.25	17.25	23.71	23.71	23.71
1.34	96.6503	87.9576	0.0246	6.3075	3.3804	2.3299	100.0000	23,286,640	6,521	1,669,891	894,954	616,835	26,474,841	17.23	17.23	23.89	23.89	23.89
1.35	96.5518	87.8680	0.0246	6.3545	3.4056	2.3473	100.0000	23,262,902	6,514	1,682,353	901,633	621,438	26,474,841	17.22	17.22	24.07	24.07	24.07
1.36	96.4533	87.7783	0.0246	6.4016	3.4308	2.3647	100.0000	23,239,165	6,508	1,694,815	908,312	626,042	26,474,841	17.20	17.20	24.25	24.25	24.25
1.37	96.3547	87.6886	0.0246	6.4487	3.4561	2.3821	100.0000	23,215,428	6,501	1,707,276	914,990	630,645	26,474,841	17.18	17.18	24.43	24.43	24.43
1.38	96.2562	87.5990	0.0245	6.4957	3.4813	2.3994	100.0000	23,191,691	6,494	1,719,738	921,669	635,248	26,474,841	17.16	17.16	24.61	24.61	24.61
1.39	96.1577	87.5093	0.0245	6.5428	3.5065	2.4168	100.0000	23,167,953	6,488	1,732,200	928,348	639,851	26,474,841	17.14	17.14	24.78	24.78	24.78

What If...Scenario Worksheet for... SOUTH HADLEY

CIP Shift	Res Factor	Share Percentages						Levy Amounts					Estimated Tax Rates					
		Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.40	96.0592	87.4197	0.0245	6.5899	3.5318	2.4342	100.0000	23,144,216	6,481	1,744,662	935,027	644,455	26,474,841	17.13	17.13	24.96	24.96	24.96
1.41	95.9607	87.3300	0.0245	6.6370	3.5570	2.4516	100.0000	23,120,479	6,474	1,757,124	941,705	649,058	26,474,841	17.11	17.11	25.14	25.14	25.14
1.42	95.8621	87.2403	0.0244	6.6840	3.5822	2.4690	100.0000	23,096,742	6,468	1,769,586	948,384	653,661	26,474,841	17.09	17.09	25.32	25.32	25.32
1.43	95.7636	87.1507	0.0244	6.7311	3.6074	2.4864	100.0000	23,073,005	6,461	1,782,048	955,063	658,264	26,474,841	17.07	17.07	25.50	25.50	25.50
1.44	95.6651	87.0610	0.0244	6.7782	3.6327	2.5038	100.0000	23,049,267	6,454	1,794,510	961,742	662,868	26,474,841	17.06	17.06	25.68	25.68	25.68
1.45	95.5666	86.9714	0.0244	6.8252	3.6579	2.5212	100.0000	23,025,530	6,448	1,806,971	968,420	667,471	26,474,841	17.04	17.04	25.85	25.85	25.85
1.46	95.4681	86.8817	0.0243	6.8723	3.6831	2.5385	100.0000	23,001,793	6,441	1,819,433	975,099	672,074	26,474,841	17.02	17.02	26.03	26.03	26.03
1.47	95.3695	86.7920	0.0243	6.9194	3.7083	2.5559	100.0000	22,978,056	6,434	1,831,895	981,778	676,677	26,474,841	17.00	17.00	26.21	26.21	26.21
1.48	95.2710	86.7024	0.0243	6.9665	3.7336	2.5733	100.0000	22,954,318	6,428	1,844,357	988,457	681,281	26,474,841	16.99	16.99	26.39	26.39	26.39
1.49	95.1725	86.6127	0.0243	7.0135	3.7588	2.5907	100.0000	22,930,581	6,421	1,856,819	995,135	685,884	26,474,841	16.97	16.97	26.57	26.57	26.57
1.50	95.0740	86.5231	0.0242	7.0606	3.7840	2.6081	100.0000	22,906,844	6,415	1,869,281	1,001,814	690,487	26,474,841	16.95	16.95	26.74	26.74	26.74

Tax Rates per 1,000

### Tax Rate Alternatives -- Fire District #1



What If...Scenario Worksheet for... SOUTH HADLEY FIRE #1

CLASS	VALUE	%	
Residential	1,007,140,693	89.7009%	R & O %
Open Space	0	0.0000%	89.7009%
Commercial	59,013,620	5.2560%	
Industrial	39,099,200	3.4824%	C I P %
Personal Prop	17,522,693	1.5607%	10.2991%
<b>Total</b>	<b>1,122,776,206</b>	<b>100.0000%</b>	

CLASSIFICATION OPTIONS

- Residential Exempt
- Small Commercial Exemption
- Open Space Discount

Levy	2,571,158
Single Tax Rate	\$ 2.29

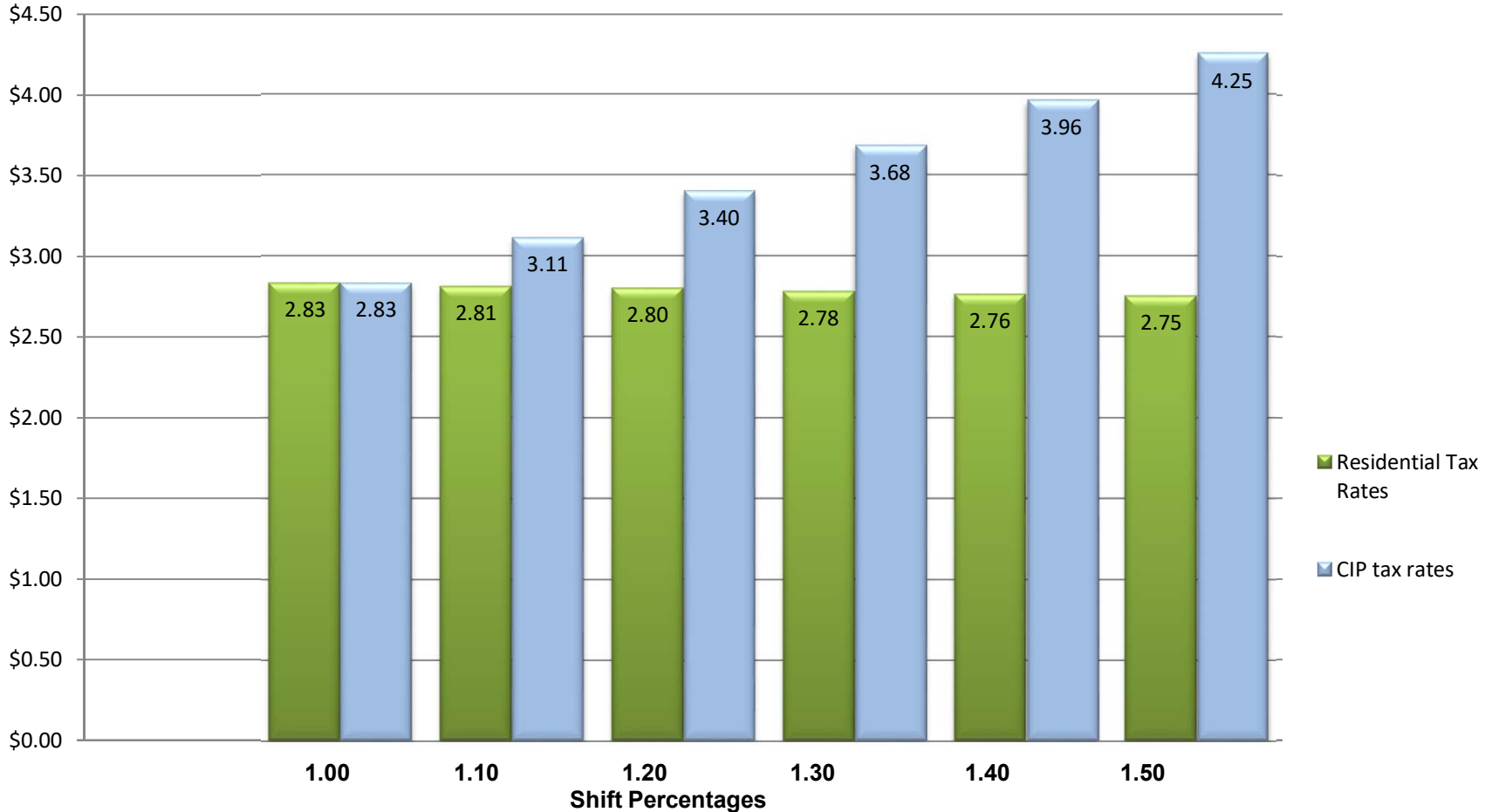
CIP Shift	Res Factor	Share Percentages						Levy Amounts					Estimated Tax Rates					
		Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.00	100.0000	89.7009	0.0000	5.2560	3.4824	1.5607	100.0000	2,306,353	0	135,141	89,537	40,127	2,571,158	2.29		2.29	2.29	2.29
1.01	99.8852	89.5979	0.0000	5.3086	3.5172	1.5763	100.0000	2,303,705	0	136,493	90,433	40,528	2,571,158	2.29		2.31	2.31	2.31
1.02	99.7704	89.4949	0.0000	5.3612	3.5520	1.5919	100.0000	2,301,057	0	137,844	91,328	40,930	2,571,158	2.28		2.34	2.34	2.34
1.03	99.6556	89.3920	0.0000	5.4137	3.5868	1.6075	100.0000	2,298,408	0	139,195	92,223	41,331	2,571,158	2.28		2.36	2.36	2.36
1.04	99.5407	89.2890	0.0000	5.4663	3.6217	1.6231	100.0000	2,295,760	0	140,547	93,119	41,732	2,571,158	2.28		2.38	2.38	2.38
1.05	99.4259	89.1860	0.0000	5.5188	3.6565	1.6387	100.0000	2,293,112	0	141,898	94,014	42,133	2,571,158	2.28		2.40	2.40	2.40
1.06	99.3111	89.0830	0.0000	5.5714	3.6913	1.6543	100.0000	2,290,464	0	143,250	94,909	42,535	2,571,158	2.27		2.43	2.43	2.43
1.07	99.1963	88.9800	0.0000	5.6240	3.7261	1.6699	100.0000	2,287,816	0	144,601	95,805	42,936	2,571,158	2.27		2.45	2.45	2.45
1.08	99.0815	88.8770	0.0000	5.6765	3.7610	1.6855	100.0000	2,285,168	0	145,953	96,700	43,337	2,571,158	2.27		2.47	2.47	2.47
1.09	98.9667	88.7740	0.0000	5.7291	3.7958	1.7011	100.0000	2,282,520	0	147,304	97,596	43,738	2,571,158	2.27		2.50	2.50	2.50
1.10	98.8518	88.6710	0.0000	5.7816	3.8306	1.7167	100.0000	2,279,872	0	148,655	98,491	44,140	2,571,158	2.26		2.52	2.52	2.52
1.11	98.7370	88.5680	0.0000	5.8342	3.8654	1.7323	100.0000	2,277,224	0	150,007	99,386	44,541	2,571,158	2.26		2.54	2.54	2.54
1.12	98.6222	88.4650	0.0000	5.8868	3.9003	1.7479	100.0000	2,274,576	0	151,358	100,282	44,942	2,571,158	2.26		2.56	2.56	2.56
1.13	98.5074	88.3621	0.0000	5.9393	3.9351	1.7635	100.0000	2,271,928	0	152,710	101,177	45,343	2,571,158	2.26		2.59	2.59	2.59
1.14	98.3926	88.2591	0.0000	5.9919	3.9699	1.7791	100.0000	2,269,280	0	154,061	102,072	45,745	2,571,158	2.25		2.61	2.61	2.61
1.15	98.2778	88.1561	0.0000	6.0445	4.0047	1.7948	100.0000	2,266,632	0	155,412	102,968	46,146	2,571,158	2.25		2.63	2.63	2.63
1.16	98.1629	88.0531	0.0000	6.0970	4.0395	1.8104	100.0000	2,263,984	0	156,764	103,863	46,547	2,571,158	2.25		2.66	2.66	2.66
1.17	98.0481	87.9501	0.0000	6.1496	4.0744	1.8260	100.0000	2,261,336	0	158,115	104,759	46,949	2,571,158	2.25		2.68	2.68	2.68
1.18	97.9333	87.8471	0.0000	6.2021	4.1092	1.8416	100.0000	2,258,688	0	159,467	105,654	47,350	2,571,158	2.24		2.70	2.70	2.70
1.19	97.8185	87.7441	0.0000	6.2547	4.1440	1.8572	100.0000	2,256,040	0	160,818	106,549	47,751	2,571,158	2.24		2.73	2.73	2.73
1.20	97.7037	87.6411	0.0000	6.3073	4.1788	1.8728	100.0000	2,253,392	0	162,169	107,445	48,152	2,571,158	2.24		2.75	2.75	2.75
1.21	97.5889	87.5381	0.0000	6.3598	4.2137	1.8884	100.0000	2,250,743	0	163,521	108,340	48,554	2,571,158	2.23		2.77	2.77	2.77
1.22	97.4741	87.4351	0.0000	6.4124	4.2485	1.9040	100.0000	2,248,095	0	164,872	109,235	48,955	2,571,158	2.23		2.79	2.79	2.79
1.23	97.3592	87.3321	0.0000	6.4649	4.2833	1.9196	100.0000	2,245,447	0	166,224	110,131	49,356	2,571,158	2.23		2.82	2.82	2.82
1.24	97.2444	87.2292	0.0000	6.5175	4.3181	1.9352	100.0000	2,242,799	0	167,575	111,026	49,757	2,571,158	2.23		2.84	2.84	2.84
1.25	97.1296	87.1262	0.0000	6.5701	4.3530	1.9508	100.0000	2,240,151	0	168,927	111,921	50,159	2,571,158	2.22		2.86	2.86	2.86
1.26	97.0148	87.0232	0.0000	6.6226	4.3878	1.9664	100.0000	2,237,503	0	170,278	112,817	50,560	2,571,158	2.22		2.89	2.89	2.89
1.27	96.9000	86.9202	0.0000	6.6752	4.4226	1.9820	100.0000	2,234,855	0	171,629	113,712	50,961	2,571,158	2.22		2.91	2.91	2.91
1.28	96.7852	86.8172	0.0000	6.7277	4.4574	1.9976	100.0000	2,232,207	0	172,981	114,608	51,363	2,571,158	2.22		2.93	2.93	2.93
1.29	96.6703	86.7142	0.0000	6.7803	4.4923	2.0132	100.0000	2,229,559	0	174,332	115,503	51,764	2,571,158	2.21		2.95	2.95	2.95
1.30	96.5555	86.6112	0.0000	6.8329	4.5271	2.0289	100.0000	2,226,911	0	175,684	116,398	52,165	2,571,158	2.21		2.98	2.98	2.98
1.31	96.4407	86.5082	0.0000	6.8854	4.5619	2.0445	100.0000	2,224,263	0	177,035	117,294	52,566	2,571,158	2.21		3.00	3.00	3.00
1.32	96.3259	86.4052	0.0000	6.9380	4.5967	2.0601	100.0000	2,221,615	0	178,386	118,189	52,968	2,571,158	2.21		3.02	3.02	3.02
1.33	96.2111	86.3022	0.0000	6.9905	4.6315	2.0757	100.0000	2,218,967	0	179,738	119,084	53,369	2,571,158	2.20		3.05	3.05	3.05
1.34	96.0963	86.1992	0.0000	7.0431	4.6664	2.0913	100.0000	2,216,319	0	181,089	119,980	53,770	2,571,158	2.20		3.07	3.07	3.07
1.35	95.9815	86.0963	0.0000	7.0957	4.7012	2.1069	100.0000	2,213,671	0	182,441	120,875	54,171	2,571,158	2.20		3.09	3.09	3.09
1.36	95.8666	85.9933	0.0000	7.1482	4.7360	2.1225	100.0000	2,211,023	0	183,792	121,771	54,573	2,571,158	2.20		3.11	3.11	3.11
1.37	95.7518	85.8903	0.0000	7.2008	4.7708	2.1381	100.0000	2,208,375	0	185,143	122,666	54,974	2,571,158	2.19		3.14	3.14	3.14
1.38	95.6370	85.7873	0.0000	7.2533	4.8057	2.1537	100.0000	2,205,727	0	186,495	123,561	55,375	2,571,158	2.19		3.16	3.16	3.16
1.39	95.5222	85.6843	0.0000	7.3059	4.8405	2.1693	100.0000	2,203,079	0	187,846	124,457	55,776	2,571,158	2.19		3.18	3.18	3.18

What If...Scenario Worksheet for... SOUTH HADLEY FIRE #1

1.40	95.4074	85.5813	0.0000	7.3585	4.8753	2.1849	100.0000	2,200,430	0	189,198	125,352	56,178	2,571,158	2.18	3.21	3.21	3.21
1.41	95.2926	85.4783	0.0000	7.4110	4.9101	2.2005	100.0000	2,197,782	0	190,549	126,247	56,579	2,571,158	2.18	3.23	3.23	3.23
1.42	95.1777	85.3753	0.0000	7.4636	4.9450	2.2161	100.0000	2,195,134	0	191,901	127,143	56,980	2,571,158	2.18	3.25	3.25	3.25
1.43	95.0629	85.2723	0.0000	7.5161	4.9798	2.2317	100.0000	2,192,486	0	193,252	128,038	57,382	2,571,158	2.18	3.27	3.27	3.27
1.44	94.9481	85.1693	0.0000	7.5687	5.0146	2.2473	100.0000	2,189,838	0	194,603	128,934	57,783	2,571,158	2.17	3.30	3.30	3.30
1.45	94.8333	85.0663	0.0000	7.6213	5.0494	2.2630	100.0000	2,187,190	0	195,955	129,829	58,184	2,571,158	2.17	3.32	3.32	3.32
1.46	94.7185	84.9634	0.0000	7.6738	5.0843	2.2786	100.0000	2,184,542	0	197,306	130,724	58,585	2,571,158	2.17	3.34	3.34	3.34
1.47	94.6037	84.8604	0.0000	7.7264	5.1191	2.2942	100.0000	2,181,894	0	198,658	131,620	58,987	2,571,158	2.17	3.37	3.37	3.37
1.48	94.4888	84.7574	0.0000	7.7789	5.1539	2.3098	100.0000	2,179,246	0	200,009	132,515	59,388	2,571,158	2.16	3.39	3.39	3.39
1.49	94.3740	84.6544	0.0000	7.8315	5.1887	2.3254	100.0000	2,176,598	0	201,360	133,410	59,789	2,571,158	2.16	3.41	3.41	3.41
1.50	94.2592	84.5514	0.0000	7.8841	5.2236	2.3410	100.0000	2,173,950	0	202,712	134,306	60,190	2,571,158	2.16	3.44	3.44	3.44

Tax Rates per 1,000

### Tax Rate Alternatives -- Fire District #2



What If...Scenario Worksheet for... SOUTH HADLEY FIRE #2

CLASS	VALUE	%	
Residential	368,006,500	94.4367%	R & O %
Open Space	378,400	0.0971%	94.5338%
Commercial	10,879,100	2.7918%	
Industrial	1,554,700	0.3990%	C I P %
Personal Prop	8,867,175	2.2755%	5.4662%
<b>Total</b>	<b>389,685,875</b>	<b>100.0000%</b>	

CLASSIFICATION OPTIONS  
 Residential Exempt  
 Small Commercial Exemption  
 Open Space Discount

Levy	1,102,811
Single Tax Rate	\$ 2.83

CIP Shift	Res Factor	Share Percentages						Levy Amounts					Estimated Tax Rates					
		Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.00	100.0000	94.4367	0.0971	2.7918	0.3990	2.2755	100.0000	1,041,458	1,071	30,788	4,400	25,094	1,102,811	2.83	2.83	2.83	2.83	2.83
1.01	99.9422	94.3821	0.0970	2.8197	0.4030	2.2982	100.0000	1,040,856	1,070	31,096	4,444	25,345	1,102,811	2.83	2.83	2.86	2.86	2.86
1.02	99.8844	94.3275	0.0970	2.8476	0.4069	2.3210	100.0000	1,040,254	1,070	31,404	4,488	25,596	1,102,811	2.83	2.83	2.89	2.89	2.89
1.03	99.8265	94.2729	0.0969	2.8755	0.4109	2.3437	100.0000	1,039,652	1,069	31,711	4,532	25,847	1,102,811	2.83	2.83	2.91	2.91	2.91
1.04	99.7687	94.2183	0.0969	2.9034	0.4149	2.3665	100.0000	1,039,050	1,068	32,019	4,576	26,098	1,102,811	2.82	2.82	2.94	2.94	2.94
1.05	99.7109	94.1637	0.0968	2.9313	0.4189	2.3892	100.0000	1,038,447	1,068	32,327	4,620	26,349	1,102,811	2.82	2.82	2.97	2.97	2.97
1.06	99.6531	94.1091	0.0968	2.9593	0.4229	2.4120	100.0000	1,037,845	1,067	32,635	4,664	26,600	1,102,811	2.82	2.82	3.00	3.00	3.00
1.07	99.5952	94.0545	0.0967	2.9872	0.4269	2.4348	100.0000	1,037,243	1,067	32,943	4,708	26,851	1,102,811	2.82	2.82	3.03	3.03	3.03
1.08	99.5374	93.9999	0.0967	3.0151	0.4309	2.4575	100.0000	1,036,641	1,066	33,251	4,752	27,102	1,102,811	2.82	2.82	3.06	3.06	3.06
1.09	99.4796	93.9453	0.0966	3.0430	0.4349	2.4803	100.0000	1,036,039	1,065	33,559	4,796	27,353	1,102,811	2.82	2.82	3.08	3.08	3.08
1.10	99.4218	93.8906	0.0965	3.0709	0.4389	2.5030	100.0000	1,035,436	1,065	33,867	4,840	27,604	1,102,811	2.81	2.81	3.11	3.11	3.11
1.11	99.3640	93.8360	0.0965	3.0989	0.4428	2.5258	100.0000	1,034,834	1,064	34,175	4,884	27,854	1,102,811	2.81	2.81	3.14	3.14	3.14
1.12	99.3061	93.7814	0.0964	3.1268	0.4468	2.5485	100.0000	1,034,232	1,063	34,482	4,928	28,105	1,102,811	2.81	2.81	3.17	3.17	3.17
1.13	99.2483	93.7268	0.0964	3.1547	0.4508	2.5713	100.0000	1,033,630	1,063	34,790	4,972	28,356	1,102,811	2.81	2.81	3.20	3.20	3.20
1.14	99.1905	93.6722	0.0963	3.1826	0.4548	2.5940	100.0000	1,033,028	1,062	35,098	5,016	28,607	1,102,811	2.81	2.81	3.23	3.23	3.23
1.15	99.1327	93.6176	0.0963	3.2105	0.4588	2.6168	100.0000	1,032,425	1,062	35,406	5,060	28,858	1,102,811	2.81	2.81	3.25	3.25	3.25
1.16	99.0748	93.5630	0.0962	3.2384	0.4628	2.6395	100.0000	1,031,823	1,061	35,714	5,104	29,109	1,102,811	2.80	2.80	3.28	3.28	3.28
1.17	99.0170	93.5084	0.0961	3.2664	0.4668	2.6623	100.0000	1,031,221	1,060	36,022	5,148	29,360	1,102,811	2.80	2.80	3.31	3.31	3.31
1.18	98.9592	93.4538	0.0961	3.2943	0.4708	2.6851	100.0000	1,030,619	1,060	36,330	5,192	29,611	1,102,811	2.80	2.80	3.34	3.34	3.34
1.19	98.9014	93.3992	0.0960	3.3222	0.4748	2.7078	100.0000	1,030,017	1,059	36,638	5,236	29,862	1,102,811	2.80	2.80	3.37	3.37	3.37
1.20	98.8435	93.3446	0.0960	3.3501	0.4788	2.7306	100.0000	1,029,414	1,058	36,945	5,280	30,113	1,102,811	2.80	2.80	3.40	3.40	3.40
1.21	98.7857	93.2900	0.0959	3.3780	0.4827	2.7533	100.0000	1,028,812	1,058	37,253	5,324	30,364	1,102,811	2.80	2.80	3.42	3.42	3.42
1.22	98.7279	93.2354	0.0959	3.4059	0.4867	2.7761	100.0000	1,028,210	1,057	37,561	5,368	30,615	1,102,811	2.79	2.79	3.45	3.45	3.45
1.23	98.6701	93.1808	0.0958	3.4339	0.4907	2.7988	100.0000	1,027,608	1,057	37,869	5,412	30,866	1,102,811	2.79	2.79	3.48	3.48	3.48
1.24	98.6123	93.1262	0.0958	3.4618	0.4947	2.8216	100.0000	1,027,006	1,056	38,177	5,456	31,117	1,102,811	2.79	2.79	3.51	3.51	3.51
1.25	98.5544	93.0716	0.0957	3.4897	0.4987	2.8443	100.0000	1,026,403	1,055	38,485	5,500	31,368	1,102,811	2.79	2.79	3.54	3.54	3.54
1.26	98.4966	93.0170	0.0956	3.5176	0.5027	2.8671	100.0000	1,025,801	1,055	38,793	5,544	31,619	1,102,811	2.79	2.79	3.57	3.57	3.57
1.27	98.4388	92.9623	0.0956	3.5455	0.5067	2.8898	100.0000	1,025,199	1,054	39,101	5,588	31,870	1,102,811	2.79	2.79	3.59	3.59	3.59
1.28	98.3810	92.9077	0.0955	3.5735	0.5107	2.9126	100.0000	1,024,597	1,054	39,408	5,632	32,120	1,102,811	2.78	2.78	3.62	3.62	3.62
1.29	98.3231	92.8531	0.0955	3.6014	0.5147	2.9354	100.0000	1,023,995	1,053	39,716	5,676	32,371	1,102,811	2.78	2.78	3.65	3.65	3.65
1.30	98.2653	92.7985	0.0954	3.6293	0.5187	2.9581	100.0000	1,023,392	1,052	40,024	5,720	32,622	1,102,811	2.78	2.78	3.68	3.68	3.68
1.31	98.2075	92.7439	0.0954	3.6572	0.5226	2.9809	100.0000	1,022,790	1,052	40,332	5,764	32,873	1,102,811	2.78	2.78	3.71	3.71	3.71
1.32	98.1497	92.6893	0.0953	3.6851	0.5266	3.0036	100.0000	1,022,188	1,051	40,640	5,808	33,124	1,102,811	2.78	2.78	3.74	3.74	3.74
1.33	98.0919	92.6347	0.0953	3.7130	0.5306	3.0264	100.0000	1,021,586	1,050	40,948	5,852	33,375	1,102,811	2.78	2.78	3.76	3.76	3.76
1.34	98.0340	92.5801	0.0952	3.7410	0.5346	3.0491	100.0000	1,020,984	1,050	41,256	5,896	33,626	1,102,811	2.77	2.77	3.79	3.79	3.79
1.35	97.9762	92.5255	0.0951	3.7689	0.5386	3.0719	100.0000	1,020,381	1,049	41,564	5,940	33,877	1,102,811	2.77	2.77	3.82	3.82	3.82
1.36	97.9184	92.4709	0.0951	3.7968	0.5426	3.0946	100.0000	1,019,779	1,049	41,871	5,984	34,128	1,102,811	2.77	2.77	3.85	3.85	3.85
1.37	97.8606	92.4163	0.0950	3.8247	0.5466	3.1174	100.0000	1,019,177	1,048	42,179	6,028	34,379	1,102,811	2.77	2.77	3.88	3.88	3.88
1.38	97.8027	92.3617	0.0950	3.8526	0.5506	3.1401	100.0000	1,018,575	1,047	42,487	6,072	34,630	1,102,811	2.77	2.77	3.91	3.91	3.91
1.39	97.7449	92.3071	0.0949	3.8805	0.5546	3.1629	100.0000	1,017,973	1,047	42,795	6,116	34,881	1,102,811	2.77	2.77	3.93	3.93	3.93

What If...Scenario Worksheet for... SOUTH HADLEY FIRE #2

1.40	97.6871	92.2525	0.0949	3.9085	0.5585	3.1857	100.0000	1,017,370	1,046	43,103	6,160	35,132	1,102,811	2.76	2.76	3.96	3.96	3.96
1.41	97.6293	92.1979	0.0948	3.9364	0.5625	3.2084	100.0000	1,016,768	1,045	43,411	6,204	35,383	1,102,811	2.76	2.76	3.99	3.99	3.99
1.42	97.5715	92.1433	0.0947	3.9643	0.5665	3.2312	100.0000	1,016,166	1,045	43,719	6,248	35,634	1,102,811	2.76	2.76	4.02	4.02	4.02
1.43	97.5136	92.0887	0.0947	3.9922	0.5705	3.2539	100.0000	1,015,564	1,044	44,027	6,292	35,885	1,102,811	2.76	2.76	4.05	4.05	4.05
1.44	97.4558	92.0341	0.0946	4.0201	0.5745	3.2767	100.0000	1,014,962	1,044	44,335	6,336	36,136	1,102,811	2.76	2.76	4.08	4.08	4.08
1.45	97.3980	91.9794	0.0946	4.0481	0.5785	3.2994	100.0000	1,014,359	1,043	44,642	6,380	36,386	1,102,811	2.76	2.76	4.10	4.10	4.10
1.46	97.3402	91.9248	0.0945	4.0760	0.5825	3.3222	100.0000	1,013,757	1,042	44,950	6,424	36,637	1,102,811	2.75	2.75	4.13	4.13	4.13
1.47	97.2823	91.8702	0.0945	4.1039	0.5865	3.3449	100.0000	1,013,155	1,042	45,258	6,468	36,888	1,102,811	2.75	2.75	4.16	4.16	4.16
1.48	97.2245	91.8156	0.0944	4.1318	0.5905	3.3677	100.0000	1,012,553	1,041	45,566	6,512	37,139	1,102,811	2.75	2.75	4.19	4.19	4.19
1.49	97.1667	91.7610	0.0944	4.1597	0.5945	3.3904	100.0000	1,011,951	1,041	45,874	6,556	37,390	1,102,811	2.75	2.75	4.22	4.22	4.22
1.50	97.1089	91.7064	0.0943	4.1876	0.5984	3.4132	100.0000	1,011,348	1,040	46,182	6,600	37,641	1,102,811	2.75	2.75	4.25	4.25	4.25

**South Hadley Valuation  
Fiscal 2000-2017**

	Valuation by class					% of Total Valuation		Total Valuation
	R	O	C	I	P	R&O %	CIP %	
<b>2017</b>	\$ 1,351,301,493	\$ 378,400	\$ 69,892,720	\$ 37,458,000	\$ 25,817,432	91.03%	8.97%	\$ 1,484,848,045
<b>2016</b>	\$ 1,319,449,500	\$ 378,400	\$ 70,660,110	\$ 35,342,100	\$ 26,598,515	90.87%	9.13%	\$ 1,452,428,625
<b>2015</b>	\$ 1,277,583,605	\$ 378,000	\$ 68,480,570	\$ 38,481,200	\$ 24,649,555	90.66%	9.34%	\$ 1,409,572,930
<b>2014</b>	\$ 1,279,016,795	\$ 378,000	\$ 67,685,580	\$ 38,273,600	\$ 25,386,665	90.69%	9.31%	\$ 1,410,740,640
<b>2013</b>	\$ 1,344,616,660	\$ 394,800	\$ 73,258,675	\$ 40,364,275	\$ 27,651,467	90.49%	9.51%	\$ 1,486,285,877
<b>2012</b>	\$ 1,338,967,050	\$ 394,800	\$ 73,138,775	\$ 37,986,675	\$ 26,844,020	90.66%	9.34%	\$ 1,477,331,320
<b>2011</b>	\$ 1,331,499,955	\$ 394,800	\$ 72,928,670	\$ 39,093,875	\$ 25,308,939	90.65%	9.34%	\$ 1,469,226,239
<b>2010</b>	\$ 1,322,522,955	\$ 394,800	\$ 72,916,470	\$ 39,220,375	\$ 28,104,763	90.40%	9.60%	\$ 1,463,159,363
<b>2009</b>	\$ 1,432,874,625	\$ 227,100	\$ 77,770,275	\$ 41,524,100	\$ 31,020,054	90.50%	9.50%	\$ 1,583,416,154
<b>2008</b>	\$ 1,421,229,395	\$ 227,100	\$ 78,538,305	\$ 40,753,400	\$ 20,233,072	91.10%	8.90%	\$ 1,560,981,272
<b>2007</b>	\$ 1,405,229,955	\$ 227,100	\$ 78,316,345	\$ 40,666,500	\$ 16,112,248	91.20%	8.80%	\$ 1,540,552,148
<b>2006</b>	\$ 1,255,576,565	\$ 219,200	\$ 70,816,835	\$ 41,016,500	\$ 14,379,499	90.90%	9.10%	\$ 1,382,008,599
<b>2005</b>	\$ 1,037,951,150	\$ 212,600	\$ 62,253,850	\$ 35,816,100	\$ 13,455,729	90.30%	9.70%	\$ 1,149,689,429
<b>2004</b>	\$ 1,018,133,850	\$ 212,600	\$ 60,685,850	\$ 35,768,600	\$ 15,068,698	90.10%	9.90%	\$ 1,129,869,598
<b>2003</b>	\$ 792,296,800	\$ 246,300	\$ 56,570,500	\$ 35,635,400	\$ 14,179,315	88.20%	11.80%	\$ 898,928,315
<b>2002</b>	\$ 784,915,600	\$ 246,300	\$ 55,257,100	\$ 36,085,600	\$ 13,913,492	88.20%	11.80%	\$ 890,418,092
<b>2001</b>	\$ 780,110,000	\$ 246,300	\$ 54,414,300	\$ 35,647,600	\$ 12,995,911	88.30%	11.70%	\$ 883,414,111
<b>2000</b>	\$ 698,497,900	\$ 245,300	\$ 45,443,400	\$ 31,846,100	\$ 12,103,421	88.70%	11.30%	\$ 788,136,121

- R** Residential
- O** Open space
- C** Commercial
- I** Industrial
- P** Personal Property

11/23/2016

**Analysis of Comm/Ind average tax bill  
FY 17(Estimated)  
vs.  
FY 16 (Actual)**

<b><u>PROPOSED</u></b>	<b><u>ESTIMATED</u></b>			
Average Commercial Industrial Value FY 2017	<b>Taxes for Fiscal 2017</b> Town \$17.83	Average Commercial Industrial Value FY 2016	<b>Actual Taxes for Fiscal 2016</b> Town \$17.56	
\$ 347,400	\$ 6,194.14	\$ 346,400	\$ 6,082.78	\$ 111.36 increase over last fiscal year
	<b>Fiscal 2017</b> FD #1 \$2.29		<b>Fiscal 2016</b> FD #1 \$2.29	
\$ 347,400	\$ 795.55	\$ 346,400	\$ 793.26	\$ 2.29 increase over last fiscal year
	<b>Fiscal 2017</b> FD #2 \$2.83		<b>Fiscal 2016</b> FD #2 \$2.93	
\$ 347,400	\$ 983.14	\$ 346,400	\$ 1,014.95	\$ (31.81) decrease over last fiscal year

11/23/2016

**Analysis of average single family tax bill.  
FY 17(Estimated)  
vs.  
FY 16(Actual)**

**PROPOSED**

**ESTIMATED**

Average Single Family  
Home Value for FY 2017

**Taxes for  
Fiscal 2017**  
Town \$17.83

Average Single Family  
Home Value for FY 2016

**Actual Taxes for  
Fiscal 2016**  
Town \$17.56

\$ 235,200

\$ 4,193.62

\$ 231,700

\$ 4,068.65

\$ 124.97 increase over last fiscal year

**Fiscal 2017**  
FD #1 \$2.29

**Fiscal 2016**  
FD #1 \$2.29

\$ 235,200

\$ 538.61

\$ 231,700

\$ 530.59

\$ 8.02 increase over last fiscal year

**Fiscal 2017**  
FD #2 \$2.83

**Fiscal 2016**  
FD #2 \$2.93

\$ 235,200

\$ 665.62

\$ 231,700

\$ 678.88

\$ (13.26) decrease over last fiscal year

LAW OFFICES OF  
**JOHN P. CONNELL, P. C.**

---

112 WATER STREET, 2<sup>nd</sup> FLOOR  
BOSTON, MASSACHUSETTS 02109  
(617) 227-3277  
Fax (617) 227-3222

November 3, 2016

Laura Krutzler  
Town Hall of South Hadley  
116 Main Street  
Room 109  
South Hadley, MA 01075

**Re: Application for Change of Manager and Change of Membership  
Interests for Orchards LLC d/b/a "The Orchards Golf Club"  
18 Silverwood Terrace, South Hadley, MA**

Dear Ms. Krutzler:

Please be advised that past membership transactions that occurred within Orchards, LLC, for the Section 12 All Alcoholic Beverages License for Orchards Golf Course, should have made contemporaneously in the licensee's liquor license documentation over the years but were not through a misunderstanding of what was required by the licensee. However, we believe we have all the proper documents to proceed with up-dating the current license paperwork.

By way of explanation, the landlord for the Orchards Golf Course is Mount Holyoke College, which originally leased the golf course real estate to Orchards, LLC by Lease dated October 21, 1999 for a term of twenty-five years with some options to extend. That Lease has been amended and assigned over the years and the current tenant is now an entity known as Orchards Golf, LLC, a Massachusetts limited liability company. Orchards Golf, LLC – which continues to pay rent to the landlord for occupancy of the entire golf course - subleased occupancy of the golf course clubhouse with extended service throughout the golf course back to Orchards, LLC, the licensee, by a Sublease Agreement made effective October 14, 2014.

Orchards, LLC, the licensee, continues to be the entity providing service of alcoholic beverages at the Orchards Golf Course but that is basically all it does for the golf course. The larger golf club operations and its maintenance is currently operated by a property management company known as CBIGG Management, LLC, a Texas limited liability company. CBIGG became the property manager for the golf course in 2016, when it took over the previous property manager an entity known as Century Golf Partners Management, LP a Texas limited partnership. Both Century Golf Partners and CBIGG are national property managers that operate and manage many golf clubs and resorts across the United States, but as liquor licensing is particular to each municipality and state, these entities generally do not engaged in the services of alcoholic beverages.

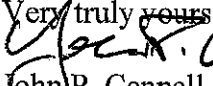
Laura Krutzler  
November 3, 2016  
Page 2

Accordingly, the entity that has served alcoholic beverages at Orchards Golf Course is and continues to be Orchards, LLC. With respect to that entity, the membership has in fact changed over the years but the licensee was remiss in not contemporaneously updating its members together its Manager for purposes of liquor licensing.

We believe the last approved Member of Orchards, LLC was Arnold Palmer Golf Management, LLC, and that entity transferred its interest to another entity known as WSG Orchards IV, LLC, which in turn assigned its interest to CGP Bevco Holdings II, LLC, which now has in turn assigned its membership interest in Orchards, LLC to an individual by the name of Randy Jones of Arizona. I include herein a Ratification of Assignment of Membership Interest from the previous members of Orchards, LLC to Mr. Jones.

Accordingly, through this application we are seeking to have Mr. Jones approved as the new 100% member and Manager of Orchards, LLC, and we are seeking to have Deborah Hartnett appointed as Manager of Record.

Thank you for your attention to this matter.

Very truly yours,  
  
John P. Connell

Enclosures

LAW OFFICES OF  
**JOHN P. CONNELL, P. C.**

112 WATER STREET, 2<sup>nd</sup> FLOOR  
BOSTON, MASSACHUSETTS 02109  
(617) 227-3277  
Fax (617) 227-3222

November 3, 2016

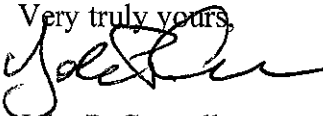
Laura Krutzler  
Town Hall of South Hadley  
116 Main Street  
Room 109  
South Hadley, MA 01075

**Re: Application for Change of Manager and Change of Membership Interests for  
Orchards LLC d/b/a "The Orchards Golf Club"  
18 Silverwood Terrace, South Hadley, MA**

Dear Ms. Krutzler:

Please find enclosed two sets of an Application for Change of Manager and Change of Membership Interests for Orchards LLC, d/b/a "The Orchards Golf Club," located at 18 Silverwood Terrace, South Hadley, MA 01075. I have attached an Index to the Application identifying by tab all of the accompanying and related documents for this Application. I also enclose herein a check made payable to the town of South Hadley in the amount of \$85.00 for the legal advertising fee and a check made payable to the Commonwealth of Massachusetts in the amount of \$200.00.

We respectfully request that this matter be placed on the next available public hearing agenda. Should you have any questions or requests for additional information, please do not hesitate to contact me. Thank you for your attention to this matter.

Very truly yours,  
  
John P. Connell

Enclosure

**APPLICATION INDEX**  
**Orchards, LLC d/b/a “The Orchards Golf Club”**  
**18 Silverwood Terrace, South Hadley, MA**

1. Applicant’s Summary of Description;
2. ABCC’s Description For Multiple Amendments;
3. Secretary of Commonwealth’s Business Entity Summary;
4. LLC Vote;
5. Assignment of Membership Interest and Membership Interest Purchase Agreement; and
6. Sublease between Orchards, LLC and Orchards Golf, LLC

**SUMMARY TRANSACTION**  
**Orchards, LLC d/b/a "The Orchards Golf Club"**  
**18 Silverwood Terrace, South Hadley, MA**

1. Application to Change Manager of Record from Jason L. Waters to Deborah A. Hartnett.
2. Application to Change Beneficial Interest Holders by transferring all Arnold Palmer Golf Management, LLC's Membership Interest to Randy Jones, rendering Randy Jones as the 100% member owner of Orchards, LLC.



*The Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission  
239 Causeway Street  
Boston, MA 02114  
[www.mass.gov/abcc](http://www.mass.gov/abcc)*

**APPLICATION FOR MULTIPLE AMENDMENTS**

The following documentation is required as a part of your retail license amendment application. ABCC investigators reserve the right to request additional documents as a part of their investigation.

**ALL AMENDMENTS REQUIRE**

- Monetary Transmittal Form with \$200 fee  
You can **PAY ONLINE** or include a \$200 check made out to the ABCC
- Amendment Application (this packet)
- Vote of the Corporate Board  
A corporate vote authorizing all amendments being applied for, signed by an authorized signatory for the licensed entity
- Additional Documents Required by the Local Licensing Authority

**ADDITIONAL REQUIRED DOCUMENTS**

**CHANGE OF MANAGER**

- CORI Authorization Form  
This form must be notarized with a stamp\*
- Proof of Citizenship for proposed manager of record  
Passport, US Birth Certificate, Naturalization Papers, Voter Registration

**ALTERATION OF PREMISES /  
CHANGE OF LOCATION**

- Supporting Financial Documents  
Documentation supporting any loans or financing, if applicable
- Floor Plan  
Detailed Floor Plan showing square footage, entrances and exits and rooms
- Lease  
Signed by licensee and landlord.

**CHANGE OF BENEFICIAL INTEREST /  
TRANSFER OR ISSUANCE OF STOCK**

- Beneficial Interest - Individual Form  
For any individual with direct or indirect interest in the licensee
- Beneficial Interest - Organization Form  
For any organization with direct or indirect interest in the licensee
- CORI Authorization Form  
For any individual with direct or indirect interest in the licensee.  
This form must be notarized with a stamp\*
- Business Structure Documents  
If Proposed Licensee is applying as:  
- A Corporation or LLC - **Articles of Organization** from the Secretary of the Commonwealth  
- A Partnership - **Partnership Agreement**  
- Sole Proprietor - **Business Certificate**

**PLEDGE OF COLLATERAL**

- Signed Promissory Note
- Signed Pledge Documentation

**CHANGE OF CORPORATE NAME**

- Business Structure Documents  
If Proposed Licensee is applying as:  
- A Corporation or LLC - **Articles of Organization** from the Secretary of the Commonwealth  
- A Partnership - **Partnership Agreement**  
- Sole Proprietor - **Business Certificate**

**CHANGE OF DBA**

- Business Certificate

**CHANGE OF CORPORATE STRUCTURE**

- Business Structure Documents  
If Proposed Licensee is applying as:  
- A Corporation or LLC - **Articles of Organization** from the Secretary of the Commonwealth  
- A Partnership - **Partnership Agreement**  
- Sole Proprietor - **Business Certificate**

**CHANGE OF CATEGORY, CLASS, TYPE**

No additional requirements



The Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission  
239 Causeway Street  
Boston, MA 02114  
[www.mass.gov/abcc](http://www.mass.gov/abcc)

**APPLICATION FOR MULTIPLE AMENDMENTS**

Please complete Name of Licensee and Application Contact sections completely, leaving no fields blank.

<b>NAME OF LICENSEE</b> (Business Contact)	Orchards, LLC		
<b>ABCC License Number</b>	117600036	<b>City/Town of Licensee</b>	South Hadley

<b>APPLICATION CONTACT</b>			
The application contact is required and is the person who will be contacted with any questions regarding this application.			
<b>First Name:</b>	John	<b>Middle:</b>	P.
		<b>Last Name:</b>	Connell
<b>Title:</b>	Attorney	<b>Primary Phone:</b>	(617) 227-3277
<b>Email:</b>	John@connelllawoffices.com		

**AMENDMENT OPTIONS**

Please check off all of the amendments for which you are applying below. You will only be required to complete the sections of this amendment application that correspond to the amendments you check. Next to each amendment is the page that you will find the necessary application questions to complete. Please see the instructions page for additional required documents based on transaction.

If there are **ANY** financial considerations for the transactions for which you are applying, you must complete the financial section on page 2 of this application.

- Change in Business Contact Information - Page 2  
This is only to change a mailing or business address (corporate headquarters, NOT premises address), phone number or email.
- Change of Manager - Page 3
- Alteration of Premises / Change of Location - Page 4
- Change of Beneficial Interest / Transfer or Issuance of Stock - Page 5
- Pledge of Collateral (License, Inventory, Beneficial Interest) - Page 6
- Change of Corporate Name - Page 6
- Change of DBA - Page 6
- Change of Corporate Structure (i.e. Corporation to LLC, Sole Proprietor to LLC) - Page 6
- Change of Category (i.e. Wine and Malts to All Alcohol) - Page 6
- Change of Class (i.e. Seasonal to Annual) - Page 6
- Change of Type (i.e. Restaurant to General on Premises) - Page 6

**APPLICATION FOR MULTIPLE AMENDMENTS**

**MANAGER CONTACT**

Complete this section if you are requesting a change of manager.

The Manager Contact is the individual who will have day-to-day, operational control over the liquor license.

Salutation  First Name  Middle Name  Last Name  Suffix

Social Security Number  Date of Birth

Primary Phone:  Email:

Mobile Phone:  Place of Employment

Alternative Phone:  Fax Number

**Citizenship / Residency / Background Information of Proposed Manager**

Are you a U.S. Citizen?  Yes  No

Do you have direct, indirect, or financial interest in this license?  Yes  No

If yes, percentage of interest

Have you ever been convicted of a state, federal, or military crime?  Yes  No

If yes, attach an affidavit that lists your convictions with an explanation for each

If yes, please indicate type of Interest (check all that apply):

Have you ever been Manager of Record of a license to sell alcoholic beverages?  Yes  No

If yes, please list the licenses for which you are the current or proposed manager:

Officer  Sole Proprietor

Stockholder  LLC Manager

LLC Member  Director

Partner  Landlord

Contractual  Revenue Sharing

Management Agreement  Other

Please indicate how many hours per week you intend to be on the licensed premises

**Employment Information of Proposed Manager**

Please provide your employment history for the *past 10 years*

Date(s)	Position	Employer	Address	Phone
5/25/05-12/31/15	Accountant	Century Golf Partners, Mgmt	18 Silverwood Ter., South Hadley, MA	
01/01/16-Present	Accountant	CBIGG	18 Silverwood Ter., South Hadley, MA	(413) 535-2582

**Prior Disciplinary Action of Proposed Manager**

Have you ever been involved directly or indirectly in an alcoholic beverages license that was subject to disciplinary action? If yes, please complete the following:

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

PROPOSED MANAGER MUST COMPLETE A CORI REQUEST FORM



Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission  
239 Causeway Street, First Floor  
Boston, MA 02114

DEBORAH B. GOLDBERG  
TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

KIM S. GAINSBORO, ESQ.  
CHAIRMAN

The Alcoholic Beverages Control Commission has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information. For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: <small>(IF EXISTING LICENSEE)</small>	117600036	LICENSEE NAME:	Orchards, LLC	CITY/TOWN:	South Hadley
---	-----------	----------------	---------------	------------	--------------

APPLICANT INFORMATION

LAST NAME:	Hartnett	FIRST NAME:	Deborah	MIDDLE NAME:	Ann
MAIDEN NAME OR ALIAS (IF APPLICABLE):			PLACE OF BIRTH:	Springfield, MA	
DATE OF BIRTH:	08/06/1957	SSN:	[REDACTED]	ID THEFT INDEX PIN (IF APPLICABLE):	
MOTHER'S MAIDEN NAME:	Barbara Estelle Johns	DRIVER'S LICENSE #:	S15064116	STATE LIC. ISSUED:	Massachusetts
GENDER:	FEMALE	HEIGHT:	5 5	WEIGHT:	135
				EYE COLOR:	Hazel
CURRENT ADDRESS:	82 Asselln Street				
CITY/TOWN:	Chicopee	STATE:	MA	ZIP:	01020
FORMER ADDRESS:					
CITY/TOWN:		STATE:		ZIP:	

PRINT AND SIGN

PRINTED NAME:	Deborah Ann Hartnett	APPLICANT/EMPLOYEE SIGNATURE:	<i>Deborah A Hartnett</i>
---------------	----------------------	-------------------------------	---------------------------

NOTARY INFORMATION

On this 1st Nov 2016 before me, the undersigned notary public, personally appeared Deborah Hartnett  
(name of document signer), proved to me through satisfactory evidence of identification, which were MA. Drivers Lic.  
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

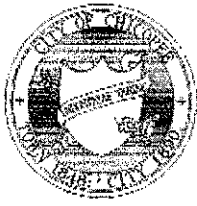
*Deborah L. Goff*  
NOTARY

DIVISION USE ONLY

REQUESTED BY:	[REDACTED]
	SIGNATURE OF CORI AUTHORIZED EMPLOYEE

The DCI Identity Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCI. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. All CORI request forms that include this field are required to be submitted to the DCI via email or by fax to (617) 688-4614.





# City of Chicopee, Massachusetts

## Registrars of Voters

Janina Surdyka  
Registrar

City Hall Annex - 274 Front Street - Chicopee, MA 01013  
Tel: (413) 594-1550 Fax: (413) 594-1554 e-mail [jsurdyka@chicopeema.gov](mailto:jsurdyka@chicopeema.gov)

October 31, 2016

To Whom It May Concern:

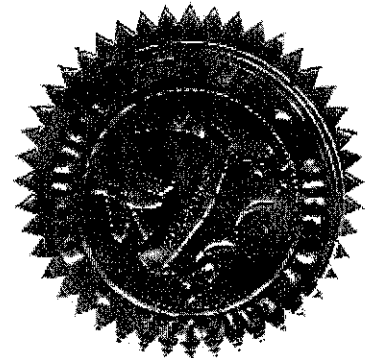
This is to certify that, according to official records of this office, DEBORAH A. HARTNETT (Date of Birth 08/06/1957) is a resident and registered voter in the city of Chicopee MA residing at 62 ASSELIN STREET.

Attest:

BOARD OF REGISTRARS OF VOTERS

A handwritten signature in cursive script, appearing to read "Barbara G. Galindo".

Barbara G. Galindo, Senior Assistant Registrar



**Affidavit of Registration**

CHICOPEE, MASS.

HARTNETT, DEBORAH A.

NAME: Hartnett Deborah A. DATE: 4/22/88  
(Please Print) (Last name first) (First Name) (Middle Initial)

RESIDENCE: 62 Asselin St CITY: Chicopee WARD: 1B

RESIDENCE JAN. 1st: \_\_\_\_\_  
(If different from above)

LAST PREVIOUS RESIDENCE IN ANOTHER CITY OR TOWN, IF ANY:  
(Street address) (City or town) (State) (Zip)

NAME USED AT THIS RESIDENCE (IF DIFFERENT FROM ABOVE): \_\_\_\_\_

DATE OF BIRTH 8-6-57 AGE 30 PLACE OF BIRTH Springfield MA

OCCUPATION Accounts Payable Bookkeeper U. S. CITIZENSHIP: BY BIRTH  NATURALIZED

DO YOU WISH TO ENROLL IN A POLITICAL PARTY? DEMOCRATIC  REPUBLICAN

REMARKS: \_\_\_\_\_

**PLEASE READ CAREFULLY**

I hereby swear (affirm) that I am the person named above, that the above information is true, that I am a citizen of the United States, that I am not a person under guardianship, that I am not temporarily or permanently disqualified by law from voting because of corrupt practices in respect to elections, and that I consider this residence to be my home.  
Signed under the pains and penalties of perjury

Registrar of Voters Barbara Galindo

Signature of Voter Deborah A. Hartnett

**APPLICATION FOR MULTIPLE AMENDMENTS**

**CHANGE IN BENEFICIAL INTEREST / TRANSFER or ISSUANCE OF STOCK**

**CURRENT OWNERSHIP (Before Change in Beneficial Interest)**

Please list all individuals or entities with a direct or indirect, beneficial or financial interest in this license. This pertains to the current licensee (before change in beneficial interest occurs).

Name	Title / Position	% Owned	Other Beneficial Interest
Arnold Palmer Golf Management, LLC	LLC Member	100%	

**PROPOSED OWNERSHIP (After Change in Beneficial Interest)**

Please list all individuals or entities with a direct or indirect, beneficial or financial interest in this license.

An individual or entity has a direct beneficial interest in a license when the individual or entity owns or controls any part of the license. For example, if John Smith owns Smith LLC, a licensee, John Smith has a direct beneficial interest in the license.

An individual or entity has an indirect beneficial interest if the individual or entity has 1) any ownership interest in the license through an intermediary, no matter how removed from direct ownership, 2) any form of control over part of a license no matter how attenuated, or 3) otherwise benefits in any way from the licensee's operation. For Example, Jane Doe owns Doe Holding Company Inc., which is a shareholder of Doe LLC, the license holder. Jane Doe has an indirect interest in the license.

- A. All individuals listed below are required to complete a Beneficial Interest Contact - Individual form.
- B. All entities listed below are required to complete a Beneficial Interest Contact - Organization form.
- C. Any individual with any ownership in this license and/or the proposed manager of record must complete a CORI Release Form.

Name	Title / Position	% Owned	Other Beneficial Interest
Randy Jones	LLC Manager	100%	

ALCOHOLIC BEVERAGES CONTROL COMMISSION

**BENEFICIAL INTEREST CONTACT - Individual** (Formerly known as a Personal Information Form)

Please complete a Beneficial Interest - Individual sheet for all individual(s) who have a direct or indirect beneficial interest, with or without ownership, in this license. This includes people with a financial interest and people without financial interest (i.e. board of directors for not-for-profit clubs). All individuals with direct or indirect financial interest must also submit a CORI Authorization Form.

An individual with direct beneficial interest is defined as someone who has interest directly in the proposed licensee. For example, if ABC Inc is the proposed licensee, all individuals with interest in ABC Inc are considered to have direct beneficial interest in ABC Inc (the proposed licensee).

An individual with indirect beneficial interest is defined as someone who has ownership in a parent level company of the proposed licensee. For example, if ABC Inc is the proposed licensee and is 100% owned by XYZ Inc, all individuals with interest in XYZ Inc are considered to have an indirect beneficial interest in ABC Inc (the proposed licensee).

Salutation  First Name  Middle Name  Last Name  Suffix

Title:  Social Security Number  Date of Birth

Primary Phone:  Email:

Mobile Phone:  Fax Number

Alternative Phone:

**Business Address**

Street Number:  Street Name:

City/Town:  State:

Zip Code:  Country:

**Mailing Address**

Check here if your Mailing Address is the same as your Business Address

Street Number:  Street Name:

City/Town:  State:

Zip Code:  Country:

**Types of Interest (select all that apply)**

- Contractual
- Director
- Landlord
- LLC Manager
- LLC Member
- Management Agreement
- Officer
- Partner
- Revenue Sharing
- Sole Proprietor
- Stockholder
- Other

**Citizenship / Residency Information**

Are you a U.S. Citizen?  Yes  No      Are you a Massachusetts Resident?  Yes  No

**Criminal History**

Have you ever been convicted of a state, federal, or military crime?  Yes  No      If yes, please provide an affidavit explaining the charges.



Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission  
239 Causeway Street, First Floor  
Boston, MA 02114

DEBORAH B. GOLDBERG  
TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

KIM S. GAINSBORO, ESQ.  
CHAIRMAN

The Alcoholic Beverages Control Commission has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information. For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

**ABCC LICENSE INFORMATION**

ABCC NUMBER: (OF EXISTING LICENSEE)	117600036	LICENSEE NAME:	Orchards, LLC	CITY/TOWN:	South Hadley
--	-----------	----------------	---------------	------------	--------------

**APPLICANT INFORMATION**

LAST NAME:	Jones	FIRST NAME:	Randy	MIDDLE NAME:	Edward
MAIDEN NAME OR ALIAS (IF APPLICABLE):		PLACE OF BIRTH:	San Bernardino, CA		
DATE OF BIRTH:	1/19/1978	SSN:	[REDACTED]	ID THEFT INDEX PIN (IF APPLICABLE):	
MOTHER'S MAIDEN NAME:		DRIVER'S LICENSE #:	D08039217	STATE LIC. ISSUED:	Arizona
GENDER:	MALE	HEIGHT:	5 11	WEIGHT:	270
				EYE COLOR:	brown
CURRENT ADDRESS:	2541 E. Carob Drive				
CITY/TOWN:	Gilbert	STATE:	AZ	ZIP:	85298
FORMER ADDRESS:	14 Marble Circle				
CITY/TOWN:	Madison	STATE:	WI	ZIP:	53719

**PRINT AND SIGN**

PRINTED NAME:	Randy Edward Jones	APPLICANT/EMPLOYEE SIGNATURE:	<i>[Handwritten Signature]</i>
---------------	--------------------	-------------------------------	--------------------------------

**NOTARY INFORMATION**

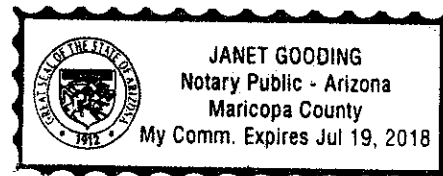
On this October 31, 2016 before me, the undersigned notary public, personally appeared Randy Jones  
(name of document signer), proved to me through satisfactory evidence of identification, which were AZ Driver License  
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

*[Handwritten Signature]*  
NOTARY

**DIVISION USE ONLY**

REQUESTED BY:	[REDACTED]
	SIGNATURE OF CORI-AUTHORIZED EMPLOYEE

The DCJL Identity Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCJL. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCJL via mail or by fax to (617) 660-4614.



**ALCOHOLIC BEVERAGES CONTROL COMMISSION**

**BENEFICIAL INTEREST CONTACT - Individual (continued)**

**Ownership / Interest**

Using the definition above, do you hold a direct  Direct  Indirect or indirect interest in the proposed licensee?

If you hold a direct beneficial interest in the proposed licensee, please list the % of interest you hold.

100%

If you hold an indirect beneficial interest in this license, please complete the Ownership / Interest Table below.

**Ownership / Interest**

If you hold an indirect interest in the proposed licensee, please list the organization(s) you hold a direct interest in which, in turn, hold a direct or indirect interest in the proposed licensee. These generally include parent companies, holding companies, trusts, etc. A Beneficial Interest - Organization Form will need to be completed for each entity listed below.

Name of Beneficial Interest - Organization	FEIN
N/A	

**Other Beneficial Interest**

List any indirect or indirect beneficial or financial interest you have in any other Massachusetts Alcoholic Beverages License(s).

Name of License	Type of License	License Number	Premises Address
None			

**Familial Beneficial Interest**

Does any member of your immediate family have ownership interest in any other Massachusetts Alcoholic Beverages Licenses? Immediate family includes parents, siblings, spouse and spouse's parents. Please list below.

Relationship to You	ABCC License Number	Type of Interest (choose primary function)	Percentage of Interest
None			

**Prior Disciplinary Action**

Have you ever been involved directly or indirectly in an alcoholic beverages license that was subject to disciplinary action? If yes, please complete the following:

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation
	None			

**APPLICANT'S STATEMENT**

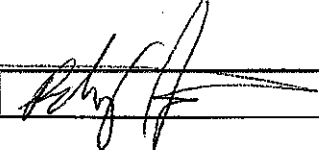
I, Randy Jones the:  sole proprietor;  partner;  corporate principal;  LLC/LLP member  
Authorized Signatory

of Orchards, LLC, hereby submit this application for Change of Manager and Transfer of Membership Interest  
Name of the Entity/Corporation Transaction(s) you are applying for

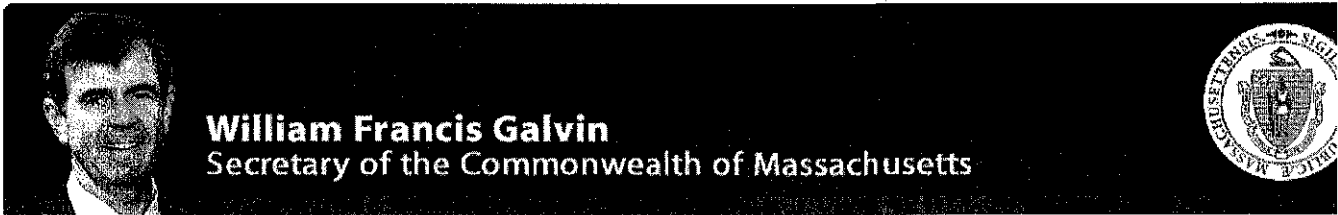
(hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statement and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises does not violate any requirement of the ABCC or other state law or local ordinances;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the Application information as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of, the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.

Signature:   
Title: LLC Manager and Member

Date: 10/31/16



# Corporations Division

## Business Entity Summary

**ID Number: 943345509**

[Request certificate](#)

[New search](#)

**Summary for: ORCHARDS LLC**

<b>The exact name of the Foreign Limited Liability Company (LLC):</b> ORCHARDS LLC	
<b>Entity type:</b> Foreign Limited Liability Company (LLC)	
<b>Identification Number:</b> 943345509	<b>Old ID Number:</b>
<b>Date of Registration in Massachusetts:</b> 12-20-1999	
<b>Last date certain:</b>	
<b>Organized under the laws of:</b> State: DE <b>Country:</b> USA <b>on:</b> 10-25-1999	
<b>The location of the Principal Office:</b>	
Address: 4400 PALM ROYALE BLVD.	
City or town, State, Zip code, SUGAR LAND, TX 77479 USA	
Country:	
<b>The location of the Massachusetts office, if any:</b>	
Address:	
City or town, State, Zip code,	
Country:	
<b>The name and address of the Resident Agent:</b>	
Name: C T CORPORATION SYSTEM	
Address: 155 FEDERAL ST., SUITE 700	
City or town, State, Zip code, BOSTON, MA 02110 USA	
Country:	
<b>The name and business address of each Manager:</b>	

Title	Individual name	Address
MANAGER	RANDY JONES	4400 PALM ROYALE BLVD. SUGAR LAND, TX 77479 USA

**The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:**

Title	Individual name	Address
REAL PROPERTY	RANDY JONES	4400 PALM ROYALE BLVD. SUGAR LAND, TX 77479 USA

Consent     
  Confidential Data     
  Merger Allowed     
  Manufacturing

**View filings for this business entity:**

ALL FILINGS  
 Annual Report  
 Annual Report - Professional  
 Application For Registration  
 Certificate of Amendment

[View filings](#)

**Comments or notes associated with this business entity:**

ORCHARDS GOLF CLUB, THE

[New search](#)

**LLC VOTE**

October 31, 2016

At a meeting of the Managers and Members of Orchards LLC d/b/a "The Orchards Golf Club" (the "Company") held at 18 Silverwood Terrace, South Hadley, Massachusetts on October 31, 2016, it was duly voted that the Company apply to the Town of South Hadley Selectboard to amend its All Alcoholic Beverages License for a Change of Manager of Record; Change of Manager; and Change of Members (the "Application").

"VOTED: To authorize Randy Jones to sign the Application submitted in the name of Orchards LLC d/b/a "The Orchards Golf Club" and to execute on the Company's behalf, any necessary papers and do all things required to have the Application granted."

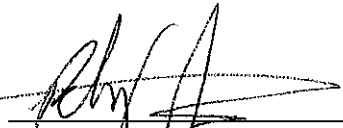
"VOTED: To remove Jason L. Waters as the Manager of Record, and to appoint and approve Deborah A. Hartnett as the Manager of Record on the Company's All Alcoholic Beverages License and hereby grant Deborah A. Hartnett with full authority and control of the premises in the license and authority and control of the conduct of all business therein as the licensee itself could in any way exercise if it were a natural person residing in the Commonwealth of Massachusetts."

"VOTED: To transfer all Arnold Palmer Golf Management, LLC's Membership Interest in the Company to Randy Jones, rendering Randy Jones as the 100% member owner."

This is to certify that a majority of the Managers of Orchards LLC, a foreign Limited Liability Company duly organized under the laws of Delaware and registered to do business in the Commonwealth of Massachusetts are citizens of the United States.

This LLC has NOT been dissolved.

A True Copy Attest

  
\_\_\_\_\_  
Orchards LLC, Manager & Member  
By: Randy Jones

**ASSIGNMENT OF MEMBERSHIP INTEREST**

THIS ASSIGNMENT OF MEMBERSHIP INTEREST (this "Assignment") is made effective this \_\_\_ day of \_\_\_\_\_, 2016 between CGP BEVCO HOLDINGS II, LLC, a Texas limited liability company ("Assignor") and RANDY JONES, an individual ("Assignee").

WHEREAS, Orchards, LLC, a Delaware limited liability company ("Company") was originally 100% owned by Arnold Palmer Golf Management, LLC ("APGMC"), as its sole member; and

WHEREAS, APGMC previously conveyed its 100% membership interest in the Company to WSG Orchards IV, LLC ("WSG"); and

WHEREAS, WSG previously conveyed its 100% membership interest in the Company to Assignor; and

WHEREAS, Assignor desires to convey its 100% membership interest in Company to Assignee,

NOW, THEREFORE, for and in consideration of the above described premises and other good and valuable consideration, the parties agree as follows:

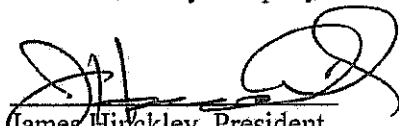
1. Assignor does hereby sell, assign, convey, transfer and deliver to Assignee one hundred percent (100.00%) of the membership interests of the Company (the "Membership Interests") for an in consideration of the sum of Ten and 00/100 Dollars (\$10.00).
2. This Assignment may be signed in multiple counterparts each of which when taken together shall constitute the entirety of this Assignment.

Executed effective date first set forth above.

Assignor:

CGP BEVCO HOLDINGS II, LLC,  
a Texas limited liability company

By:

  
James Hinchley, President

Assignee:

By:

\_\_\_\_\_   
Randy Jones

## ASSIGNMENT OF MEMBERSHIP INTEREST

THIS ASSIGNMENT OF MEMBERSHIP INTEREST (this "Assignment") is made effective this \_\_\_ day of \_\_\_\_\_, 2016 between CGP BEVCO HOLDINGS II, LLC, a Texas limited liability company ("Assignor") and RANDY JONES, an individual ("Assignee").

WHEREAS, Orchards, LLC, a Delaware limited liability company ("Company") was originally 100% owned by Arnold Palmer Golf Management, LLC ("APGMC"), as its sole member; and

WHEREAS, APGMC previously conveyed its 100% membership interest in the Company to WSG Orchards IV, LLC ("WSG"); and

WHEREAS, WSG previously conveyed its 100% membership interest in the Company to Assignor; and

WHEREAS, Assignor desires to convey its 100% membership interest in Company to Assignee,

NOW, THEREFORE, for and in consideration of the above described premises and other good and valuable consideration, the parties agree as follows:

1. Assignor does hereby sell, assign, convey, transfer and deliver to Assignee one hundred percent (100.00%) of the membership interests of the Company (the "Membership Interests") for an in consideration of the sum of Ten and 00/100 Dollars (\$10.00).
2. This Assignment may be signed in multiple counterparts each of which when taken together shall constitute the entirety of this Assignment.

Executed effective date first set forth above.


Assignor:

CGP BEVCO HOLDINGS II, LLC,  
a Texas limited liability company

By:

James Hinckley, President

Assignee:

By:   
Randy Jones

**MEMBERSHIP INTEREST PURCHASE AGREEMENT  
(ORCHARDS, LLC)**

THIS MEMBERSHIP INTEREST PURCHASE AGREEMENT (this "Agreement") is made this \_\_\_ day of \_\_\_\_\_, 2016 between CGP BEVCO HOLDINGS II, LLC, a Texas limited liability company ("Seller") and RANDY JONES, an adult ("Purchaser") and CBIGG Management, LLC ("CBIGG").

WHEREAS, Seller is the 100% member of Orchards, LLC, a Delaware limited liability company (the "Company"); and

WHEREAS, BevCo holds the liquor license ("Permit") for the Orchards Club in South Hadley, Massachusetts (the "Property"); and

WHEREAS, Century Golf Partners Management, LP has been managing the Property for Orchards Golf, LLC and such management relationship is being terminated; and

WHEREAS, the parties desire in connection with the termination of the management agreements to convey ownership of the Company from Seller to Purchaser in accordance with the terms described herein,

NOW, THEREFORE, for and in consideration of the above premises and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. Purchase and Sale of Membership Interests. Subject to the terms and conditions hereof, the Seller shall sell, assign, convey, transfer and deliver to the Purchaser one hundred percent (100.00%) membership interests of the (the "Membership Interests"). At the conclusion of the sale of the Membership Interests, the members and their Membership Interests shall be as follows:

<u>Name of Member</u>	<u>Membership Interests</u>
Randy Jones	100%

2. Purchase Price. The purchase price of the Membership Interests shall be the sum of Ten and 00/100 Dollars (the "Purchase Price"). The Purchase Price shall be due in cash on the Closing Date (as hereinafter defined).
3. Closing. Subject to the terms and provisions hereof, the Closing (herein so called) under this Agreement shall occur at the offices of Addison Law Firm at 11:00 o'clock a.m. on or before October 28, 2016 (the "Closing Date"), or on such other date as shall be mutually agreed to by the parties in writing.

4. Deliveries at Closing.

- (a) The Company shall deliver or cause to be delivered to Purchaser the following:
  - (i) An assignment of Membership Interest duly executed by Seller in the form of Exhibit A attached hereto;
  - (ii) Documentation to reflect the resignation of the current officers of the Company;
  - (iii) Corporate records and Minute Books for the Company and the entities that previously merged into the Company; and
  - (ii) Such other documents and certifications as Purchaser may reasonably require.
- (b) Purchaser shall deliver or cause to be delivered to the Company the following:
  - (i) the Purchase Price payable in cash at the Closing; and
  - (ii) Such other documents and certifications as the Company may reasonably require.

5. Representations and Warranties of Purchaser. Purchaser represents and warrants to the Company as follows:

- (a) Validity of Agreement. Purchaser represents and warrants that the Agreement, when executed and delivered pursuant hereto, will constitute the legal, valid and binding obligation of Purchaser, enforceable in accordance with its terms, except as may be limited by applicable bankruptcy, insolvency, reorganization, moratorium and other applicable laws affecting creditors' rights generally.
- (b) Absence of Adverse Agreements. Purchaser represents and warrants that the execution, delivery and performance of this Agreement and the consummation of the transactions contemplated by the Agreement will not result in a default under, or conflict with, any terms of any agreement to which Purchaser may be bound or to which her assets are subject, or any law affecting Purchaser.
- (c) Investment Representations and Legends. Purchaser represents and warrants that the Membership Interests Purchaser will purchase hereunder will be acquired for Purchaser's own account, and not as a nominee or for distribution of all or any part thereof. Purchaser understands that the

Membership Interests will not be registered under the Securities Act of 1933 (the "Act") for purposes of the sale contemplated herein, on the grounds that the sale provided for in this Agreement is exempt pursuant to Section 4(2) of the Act, and that the reliance of the Company on such exemption is predicated in part on Purchaser's representations set forth herein. Each certificate representing the Membership Interests and any other securities issued upon any stock split, stock dividend, recapitalization, merger or similar event (unless no longer required in the opinion of counsel for the Company) shall be stamped or otherwise imprinted with a legend substantially in the following form (in addition to any legend required by applicable state securities law in the opinion of the Company's legal counsel):

**THE MEMBERSHIP INTERESTS REPRESENTED BY THIS CERTIFICATE HAVE BEEN ACQUIRED FOR INVESTMENT AND NOT WITH A VIEW TO, OR IN CONNECTION WITH, THE SALE OR DISTRIBUTION THEREOF. NO SUCH SALE OR DISPOSITION MAY BE EFFECTED WITHOUT AN EFFECTIVE REGISTRATION STATEMENT RELATED THERETO OR AN OPINION SATISFACTORY IN FORM AND SUBSTANCE TO THE COMPANY THAT SUCH REGISTRATION IS NOT REQUIRED UNDER THE SECURITIES ACT OF 1933.**

6. Representations and Warranties of the Seller. The Seller represents and warrants to Purchaser as follows:
- (a) Validity of Agreement. The Seller represents and warrants that the Agreement, when executed and delivered pursuant hereto, will constitute the legal, valid and binding obligation of the Seller, enforceable in accordance with its terms, except as may be limited by applicable bankruptcy, insolvency, reorganization, moratorium and other applicable laws affecting creditors' rights generally.
  - (b) Absence of Adverse Agreements. The Seller represents and warrants that the execution, delivery and performance of this Agreement and the consummation of the transactions contemplated by the Agreement will not result in a default under, or a conflict with, any terms of any agreement to which the Seller and/or Company may be bound or to which their assets are subject, or any law affecting the Seller and/or Company.
  - (c) Capitalization. The Seller represents and warrants that it is the sole member of the Company and the Membership Interests are validly issued, fully paid and non-assessable, and have not been issued in violation of the preemptive rights of any person. In addition, there are in existence no subscriptions, preemptive rights, calls, options, warrants, agreements, understandings, commitments, or rights of first refusal, or similar rights or any other

agreements to which the Seller and/or Company is a party or by which the Seller and/or Company is bound, relating to the issuance, redemption, transfer, purchase or sale by the Seller of the Membership Interests.

(d) **Title to the Membership Interests.** The Seller represents and warrants that the Seller possesses full authority and legal right to sell, transfer and assign the entire legal and beneficial ownership of the Membership Interests, and will at the Closing transfer valid title thereto free and clear of all liens, encumbrances, pledges, charges, claims, restrictions, rights of first refusal, voting trusts, voting agreements, buy/sell agreements, preemptive rights, proxies or other interests of any nature of any person or party.

7. **Indemnification by Seller.** Except as set forth herein, Seller shall pay, defend, and hold Purchaser harmless, except for obligations assumed by Purchaser pursuant to this Agreement, from and against liability that may arise from third party claims, actions, demands, expenses, reasonable attorneys' fees, damages, losses, liabilities, suits, and/or judgments, costs, and expenses, whether past or present, arising solely from (i) matters related to the Company or the Permits or Company's operations (or its predecessor entities that merged into Company) occurring before October 29, 2014, or (ii) any material misrepresentation made to Purchaser by Seller under this letter. Provided, however, such indemnification shall not be applicable to the extent the claimed matter was caused by the negligence or misconduct of Purchaser or any of its affiliates, agents or employees (other than Seller or its affiliates).

8. **Indemnity by CBIGG.** CBIGG shall pay, defend, and hold Seller harmless from and against all liability of any nature whatsoever, regardless of the nature in which such liability may arise, from any and all claims, actions, demands, expenses, reasonable attorneys' fees, damages, losses, liabilities, suits, and/or judgments, costs, and expenses, whether past or present, arising from any (i) matters related to the Company or the Permits or Company's operations occurring on or after October 29, 2014, (ii) any misrepresentation, breach or warranty and/or covenant, or non-fulfillment of any agreement on the part of Purchaser under this letter, (iii) any misrepresentation in or omission from any instrument furnished or to be furnished to Seller by Purchaser under this letter, or (iv) any obligation arising after Closing or any other obligation assumed by Purchaser at Closing. Provided, however, such indemnification shall not be applicable to the extent the claimed matter was caused by the negligence or misconduct of Seller or any of its affiliates, agents or employees.

9. **Miscellaneous.**

(a) **Notices.** All notices, demands, requests and other communications required or permitted hereunder shall be in writing, and shall be deemed to be delivered when actually received, or, if earlier and regardless of whether actually received (except where receipt is specified in this Agreement), upon deposit in a regularly maintained receptacle for the United States mail,

registered or certified, postage fully prepaid, addressed to the addressee at its address set forth theretofore by notice delivered in accordance with this Section and actually received by the addressee:

If to the Seller: GGP BEVCO HOLDINGS II, LLC  
Three Lincoln Centre, Suite 1400  
5430 LBJ Freeway  
Dallas, Texas 75240  
Attn: James M. Hinckley

If to Purchaser: Randy Jones  
c/o Addison Law Firm  
5400 LBJ Freeway, Suite 1325  
Dallas, Texas 75240  
Attention: Matthew Martin

If to CBIGG: CBIGG MANAGEMENT, LLC  
c/o Addison Law Firm  
5400 LBJ Freeway, Suite 1325  
Dallas, Texas 75240  
Attention: Matthew Martin

- (b) Governing Law. The laws of the State of Texas shall govern the validity, enforcement and interpretation of this Agreement. This Agreement is performable in Dallas County, Texas.
- (c) Permit. The Company currently holds the Permit. Within 60 days following the Closing, the Purchaser, at Purchaser's sole expense, shall submit the necessary filings with the applicable authorities to notify of the change of ownership.
- (d) Invalid Provisions. If any one or more of the provisions of this Agreement, or the applicability of any such provision to a specific situation, shall be held invalid or unenforceable, such provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Agreement and all other applications of any such provisions shall not be affected thereby.
- (e) Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties, and their respective heirs, successors and assigns. Except as expressly provided herein, nothing in this Agreement is intended to confer on any person, other than the representatives and assigns, any rights or remedies under or by reason of this Agreement. Purchaser shall be prohibited from assigning their rights under this Agreement without the prior written consent of the Company.

- (f) Further Acts. In addition to the acts recited in this Agreement to be performed by the parties hereto, the parties hereto agree to perform or cause to be performed at the Closing or after the Closing any and all such further acts as may be reasonably necessary to consummate the transactions contemplated hereby.

*[Signatures on Following Page]*

**Seller:**

CGP BEVCO HOLDINGS II, LLC,  
a Texas limited liability company

By: \_\_\_\_\_

James Hinckley, President

**CBIGG:**

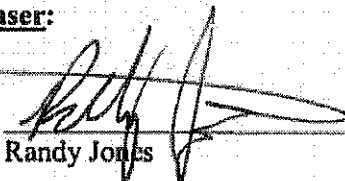
CBIGG MANAGEMENT, LLC,  
a Texas limited liability company

By: \_\_\_\_\_

  
Randy Jones, COO

**Purchaser:**

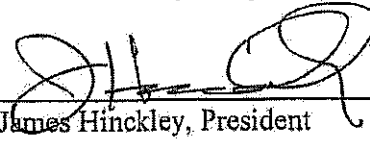
By: \_\_\_\_\_

  
Randy Jones

**Seller:**

CGP BEVCO HOLDINGS II, LLC,  
a Texas limited liability company

By: \_\_\_\_\_

  
James Hinckley, President

**CBIGG:**

CBIGG MANAGEMENT, LLC,  
a Texas limited liability company

By: \_\_\_\_\_

Randy Jones, COO

**Purchaser:**

By: \_\_\_\_\_

Randy Jones

**EXHIBIT A**

**[Insert Assignment of Membership Interest upon Execution]**

## SUBLEASE AGREEMENT

THIS SUBLEASE AGREEMENT (this "Agreement") is made and entered into effective this 14th day of October, 2014 by and between ORCHARDS GOLF, LLC, a Massachusetts limited liability company ("Tenant"), ORCHARDS, LLC, a Delaware limited liability company ("Subtenant").

### WITNESSETH

WHEREAS, pursuant to the lease agreement dated October 21, 1999 by and between Mount Holyoke College, as owner ("Landlord") and Subtenant as the former tenant for that certain real property and improvements located at 18 Silverwood Terrace, South Hadley, Massachusetts 01075 (the "Lease"), which includes facilities for the preparation and service of wine, beer and mixed alcoholic beverages ("Alcoholic Beverages") which are used for the operation of the Orchards Golf Club, including, but not limited to the restaurant, the outdoor patio and the golf course located thereon (the "Premises");

WHEREAS, the Subtenant has held and still holds a license for the service of Alcoholic Beverages at the Premises (the "Permit");

WHEREAS, Subtenant has previously had the right to occupy and use the Premises under the Lease for the service of alcoholic beverages and Tenant desires to replace all existing agreements for the right to use and occupy the Premises for Subtenant with this Agreement and limit Subtenant's right to occupy the Premises for service of Alcoholic Beverages upon the Premises,

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, Tenant and Subtenant agree as follows:

1. Description of Premises and Sublease. Tenant hereby grants and rents to Subtenant, and Subtenant hereby obtains and rents from Tenant, a sublease and concessionary right to occupy and operate the Premises for the purposes of selling Alcohol Beverages within the description of the Premises as maintained on the Permit and as may be amended from time to time by local and/or state Alcoholic Beverage regulatory boards. Subtenant shall retain exclusive management and control, at all times, of its business and the preparation and service of Alcoholic Beverages within the Premises. Such control shall include, but not be limited to, all phases of storage, distribution, possession, transportation, purchasing, and sale of Alcoholic Beverages throughout the Term of this Agreement. In addition, Subtenant shall be solely responsible for determining the manner of preparation for all Alcoholic Beverage service and the standards of operation for the Alcoholic Beverage operation.

2. Term; Termination. The term of this Agreement shall be for a term co-terminus with Tenant's term under the Lease. Except as otherwise provided herein, this Agreement and all rights and duties imposed herein shall be canceled and terminated as follows: (a) by either party, upon three (3) days' written notice to the other, in the event the Subtenant should suffer loss or suspension of its Permits or other permits or licenses necessary to the conduct of its business; (b) by either party upon written notice to the other following any violation of applicable law by Subtenant or any of its agents or employees; or (c) by either party upon thirty (30) days' written notice to the other without cause. In addition, in the event of any material

breach or violation by a party (the "defaulting party") of any of its duties and obligations under this Agreement, and the defaulting party's failure to cure any such breach or violation within thirty (30) days following the defaulting party's receipt of written notice of such breach or violation, the other party shall thereupon be entitled to terminate this Agreement by written notice of termination to the defaulting party; provided, that with respect to a breach or violation covered by clauses (a) or (b) above, such termination may be effected immediately, by written notice, as provided in clauses (a) or (b) above; and further provided, that no such termination shall relieve a defaulting party for liability arising on account of such breach or violation. On termination, all rights of Subtenant to occupy or use the Premises shall end, and Subtenant shall vacate the Premises and surrender the same to Tenant quietly and peacefully. Subtenant's termination of this Agreement, other than by reason of its breach of this Agreement, or its bankruptcy or receivership, shall not prevent or interfere with the recovery by Subtenant of any payments due hereunder.

3. Rental. The monthly rent for the use of the Premises identified herein, payable from Subtenant to Tenant, shall be an amount equal to ONE THOUSAND DOLLARS (\$1,000.00) for the months of May through and including September and FIVE HUNDRED DOLLARS (\$500.00) for the months of October through and including April, which amount is payable in arrears on or before the tenth (10<sup>th</sup>) day of every month throughout the term of this Agreement. Said rental may be adjusted from time to time as mutually agreed upon by Tenant and Subtenant, without the necessity of a formal amendment to this Agreement.

4. Conduct of Subtenant's Operations. Subtenant shall conduct its operation in a proper and becoming manner in accordance with standards maintained in comparable premises located in the municipality in which the Premises are located, shall comply with all governmental laws, ordinances and regulations and shall, at its own expense, obtain any and all governmental licenses and permits necessary for its operations, including, but not limited to, any permit or authorization required to be obtained from the Agency prior to serving Alcoholic Beverages and related items.

5. Cash Registers. Tenant shall assure that any cash register or accounting system or device on which amounts subject to gross receipt taxes are recorded with other amounts not subject to such taxation shall be key-coded accordingly.

6. Assignment. No party shall have the right to assign this Agreement without the prior written consent of the other parties, which consent shall not be unreasonably withheld.

7. No Joint Venture/Independent Contractor. Nothing herein contained shall be deemed or construed by the parties hereto, nor by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto. In the performance of its obligations hereunder, Subtenant shall be an independent contractor.

8. Lease Terms. Subtenant agrees to be bound by all terms of the Lease, and Tenant shall remain liable under the Lease for all matters related to the operation of the Premises by the Subtenant.

9. Terms Binding. The terms and conditions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

10. Counterparts. This Agreement may be executed in any number of counterparts and all of such counterparts taken together shall be deemed to constitute one and the same instrument.

The parties have executed this Agreement as of the date first written above.

Tenant:

ORCHARDS GOLF, LLC  
a Massachusetts limited liability company,

By: 

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Randy Jones  
SVP

Subtenant:

ORCHARDS, LLC,  
a Delaware limited liability company

By: 

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Randy Jones  
SVP

COMMONWEALTH OF MASSACHUSETTS  
SOUTH HADLEY, MASSACHUSETTS

WARRANT  
Hampshire, ss.

TO: Either of the Constables of the Town of South Hadley

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the Inhabitants of the Town of South Hadley that the SPECIAL TOWN MEETING will be held in the TOWN HALL AUDITORIUM on Wednesday January 11, 2017 at 6:00 PM or as soon thereafter as the subject matter of this warrant can then and there be reached, and the Town Clerk is required to notify and warn the Town Meeting Members then and there to meet and act on the following Articles:

ARTICLE 1. To see if the Town will raise and appropriate and/or transfer from Unreserved Free Cash or other available funds the sum of \$97,500 for the purpose of Phase I improvements to Bicentennial Canal Park with the intent of dedicating a portion of the park as the Ted Belsky Outlook, or take any other action relative thereto.

ARTICLE 2. To see if the Town will raise and appropriate and/or transfer from Unreserved Free Cash the sum of \$48,000 to purchase and outfit a police cruiser as part a of previously agreed upon capital replacement strategy for police vehicles, or take any other action relative thereto.

ARTICLE 3. To see if the Town will raise and appropriate and/or transfer from Unreserved Free Cash the sum of \$8,000 Ledges #686684-54840 Pro Shop Supplies to purchase wearables and relative retail material for the 2017 Ledges Golf Course season., or take any other action relative thereto.

ARTICLE 4. To see if the Town will raise and appropriate and/or transfer from Unreserved Free Cash or other available funds the sum of \$38,000 to Public Building Repair/Maintenance Buildings #11922-53410 to address costs related to unexpected repairs and emergency projects necessary in the first two quarters of fiscal year 2017, or take any other action relative thereto.

ARTICLE 5. To see if the Town will raise and appropriate and/or transfer from Unreserved Free Cash or other available funds the sum of \$44,235 to #12101 51113 Police/Comp Time Buyout to fund related retirement costs, or to take any action relative thereto.

ARTICLE 5. To see if the Town will raise and appropriate and/or transfer from Unreserved Free Cash or other available funds the sum of \$82,000 to Department of Public Works #14212 52170 to fund cost related to redesign of Main Street to qualify as a regional Transportaion Improvement Plan (TIP) and other engineering needs, or to take any action relative thereto.

ARTICLE 6. To see if the Town will raise and appropriate and/or transfer from Unreserved Free Cash or other available funds the sum of the following \$1,200 to Human Resources/ Advertising #11372-52237 as costs for advertising open positions have been greater than expected , or to take any action relative thereto.

ARTICLE 7. To see if the Town will raise and appropriate and/or transfer from Unreserved Free Cash or other available funds the sum of the following \$1,100 to Public Building Maintenance Other Purchased Services #11922-52239 for the purpose of developing a records retention assessment for the Police Department (similar to the Town Hall project), or take any other action relative thereto.

ARTICLE 8. To see if the Town will transfer the sum of \$20,000 from Public Building Maintenance 11922 52236 “Postage” to Treasurer/Collector “Professional Services” #11462-52140, or take any other action relative thereto.

ARTICLE 9. To see if the Town will accept Chapter 44 53F3/4 to create a separate revenue account to be known as PEG Access and Cable Related Fund as recommended by the Massachusetts Department of Revenue, or take any other action relative thereto.

ARTICLE 10. To see if the Town will accept Chapter 40 section 13D to establish a reserve fund for the future payment of accrued liabilities for compensated absences due any employee or fulltime officer upon termination of employment (\$1,306,000 estimate liability as of June 2016 excluding Electric Light) ,or take any other action relative thereto.

ARTICLE 11. To see if the Town will accept Chapter 40 section 57 as amended, as expressed in sections 37 and 38 of the Acts of 2016 Chapters 218 “An Act to Modernized Municipal Financing and Government” relative to the non-issuance of permits, or take any other action relative thereto.

ARTICLE 12. To see if the Town will accept Chapter 40 section 58 to accept this Massachusetts General Law relative to outstanding charges or fees owed to the municipality which may be liened against real property within one year, or to take any other action relative thereto.

ARTICLE 13. To see if the Town shall accept the renumbering and revision of the various bylaws of the Town from their original numbering or their numbering in the General Bylaws, as amended through May 11, 2016, to the numbering or codification, arrangement, sequence and captions and the comprehensive revisions to the text of the General Bylaws as set forth in the Final Draft of the Code of the Town of South Hadley, dated October 2016, said codification having been done under the direction of the Selectboard and Town Counsel, and said Code being a compilation and comprehensive revision of the present bylaws of the Town. All bylaws of a general and permanent nature, as amended, heretofore in force and not included in the Code shall be repealed, except that such repeal shall not affect any suit or proceeding pending as the result of an existing law, and such repeal shall not apply to or affect any bylaw, order or article

heretofore adopted accepting or adopting the provisions of any statute of the Commonwealth. These bylaws shall be referred to as the “Code of the Town of South Hadley, Massachusetts.”

ARTICLE 14. To see if the Town shall accept the renumbering and revision of the Zoning Bylaw of the Town from its original numbering, as amended through May 11, 2016, to the numbering or codification, arrangement, sequence and captions and the comprehensive revisions to the text of the Zoning Bylaw as set forth in the Final Draft of the Code of the Town of South Hadley, dated October 2016, said codification of the Zoning Bylaw having been done under the direction of the Planning Board, and being a compilation and comprehensive revision of the present Zoning Bylaw, including amendments thereto. All Zoning Bylaws, as amended, heretofore in force, shall be repealed, except that such repeal shall not affect any suit or proceeding pending as the result of an existing law. The Zoning Bylaw shall be codified as Chapter 255 of the Code of the Town of South Hadley, Massachusetts.

ARTICLE 15. To see if the Town will accept Chapter 6 section 172 B ½ to allow fingerprinting as required for ice cream vendors and consistent with Massachusetts General Law, or take any other action relative thereto

ARTICLE 16. To see if the Town will accept Lawrence Avenue from Granby Road to the boundary of Hillcrest Park Condominiums (as depicted in Appendix “A”) and as described in a previous Selectboard Public Hearing, or take any other action relative thereto.

ARTICLE 17. To see if Town Meeting will vote to accept Apple Road, as described in a draft deed provided by the owner’s attorney, as a Town Road, or take any other action relative thereto. (see Appendix “D”)

ARTICLE 18. To see if Town Meeting will vote to accept Stewart Street Extension, as described in a draft deed provided by the owner’s attorney, as a Town Road, or take any other action relative thereto. (see Appendix “E”)

ARTICLE 19. To see if the Town will strike the language from Section 412.1 as stated; *412.1 Duties, The Canal Park Committee shall ensure the maintenance and safety of the Bicentennial Canal Park as well as report to the Selectboard on the maintenance and safety of the Gatehouse and Riverfront Parks. The Committee shall also document and publicize the historical importance of the South Hadley Canal and shall advocate for the protection of the entire remains of the old canal and gatehouses and develop the site’s potential to attract residents and tourists to these areas.* and replace as follows 412.1 with; *412.1 Duties, The Canal Park Committee will:*

- *Monitor the maintenance and safety of the Bicentennial Canal Park and periodically report conditions as such to the Selectboard.*
- *Document and publicize the historical importance of the South Hadley Canal.*
- *Advocate for the protection, conservation, and preservation of the remains of the old canal bed, locks, and gatehouses along its entire length.*

- *Develop the park's potential as a recreational and significantly unique educational attraction for residents and visitors.*

If applicable this change will be incorporated appropriately into any re-codification which may have been considered at the Special Town Meeting, or take any other action relative thereto.

ARTICLE 20. To see if the Town will accept a General By-law to ban the use of plastic bags in certain categories and situations beginning July 1, 2018, this acceptance includes common retail plastic bags with die-cut handles, it does not include bio-degradable bags, re-usable bags, small item bags (i.e. newspaper, small item bags, thin film bags for raw fish, meat poultry etc.), or take any other action relative thereto. (see Appendix "B")

ARTICLE 21. To see if the Town will vote to endorse the Gaylord Library Memorandum of Understanding and authorize the Town Moderator to sign on behalf of Town Meeting, or take any other action relative thereto. (see Appendix "C")

Updated 12/1/2016

DRAFT

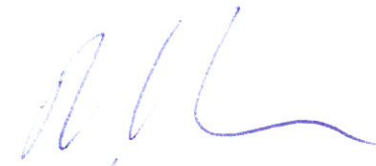
Tuesday 1 November, 2016

Dear Selectboard and Administrator

I, Charles Sabourin, must regrettably submit my letter of resignation as chair of the Bylaw Committee. My current schedule does not allow the flexibility to effectively attend meetings or carry out responsibilities. I do not see a reasonable remedy to this situation. If it pleases the Board, I will carry on in my obligation until 31 December of this year.

Thank You

Charles w Sabourin

  
Received  
November 9, 2016

Nicole Sanford  
9 West Cornell Street  
South Hadley, MA 01075

Town of South Hadley - Selectboard  
116 Main Street  
South Hadley, MA 01075

Dear Selectboard Members:

I hereby resign my position as Co-chair of the Open Space Committee. Please notify both the Town Clerks office and the Open Space Committee that the effective date of my resignation is November 29, 2016.

Sincerely,

A handwritten signature in cursive script that reads "Nicole Sanford". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Nicole Sanford



Laura Krutzler <lkrutzler@southhadleyma.gov>

## Online Form Submittal: Application for Appointment to Board, Commission, or Committee

noreply@civicplus.com <noreply@civicplus.com>  
To: lkrutzler@southhadleyma.gov, chamlin@southhadleyma.gov

Wed, Nov 9, 2016 at 11:23 PM

### Application for Appointment to Board, Commission, or Committee

#### Step 1

##### Committees

*Before the Selectboard or other appointing authority makes appointments, they would like to know a little about you and why you feel you could contribute to the board or committee. Please take a few minutes and complete the brief expression of interest information below and click submit to send your application for consideration.*

*You can also [print and mail a written copy \(PDF\)](#) to the Selectboard Office at 116 Main Street South Hadley MA 01075.*

**Please Note:** *when submitting online, when you click the "submit" button you are agreeing to read a copy of the Massachusetts General Laws Chapter 268A "Conflict of Interest" provided by the Town Clerk, if appointed, and to the best of your abilities agree to abide by the provisions of the statute. You may receive a phone call to confirm your interest in the appointment.*

Choose From the Following	Bylaw Review Committee, Cable TV Advisory Committee
List your board or committee choices here in the order of preference. If you selected "Other" above, please indicate which board or committee you wish to apply for.	Cable TV Advisory Committee Bylaw Review Committee
Please give any details regarding your interest in this appointment?	I moved to South Hadley last year and am interested in becoming a more active member of the community. Between school and work I have not had a chance to settle in an area for more than four years since middle school and I am excited for the opportunity to get to know my neighbors and be more involved.

**Please Provide the Following Information**

Name	Jay Breuer
Email	<a href="mailto:jay@vault22.net">jay@vault22.net</a>
Address1	132 Hadley Village Rd
Address2	<i>Field not completed.</i>
City	South Hadley
State	MA
Zip	01075
Primary Phone	8608170777
Alternate Phone	<i>Field not completed.</i>
Cell Phone:	8608170777

**General Questions**

Are you a registered voter in the Town of South Hadley?	Yes
Are you a Town Meeting Member?	No
Is any of your immediate family employed by the Town of South Hadley?	No
Do you now or have you previously served in Town government?	No
What skills and experience do you have? (Knowledge, other volunteer experience, employment experience, etc.)	<p>Employment experience- I have been a Business Sales Manager at Apple, Inc. for the past 5 years. Prior to that I had a number of roles in business sales, retail sales management, and training at Verizon Wireless. I'm skilled at managing people, analyzing data, and using/teaching technology.</p> <p>Volunteer experience- I was the first Volunteer Champion for Apple in our area and have organized a variety of volunteer events in Western MA as part of that role. Prior to that I served on the Board of Trustees of Oxford Academy for 8 years. I also interned for a State Senator in Connecticut while attending law school.</p>
Please list any additional information you think may be	<i>Field not completed.</i>

helpful in reviewing your application.

---

How did you learn of the vacancy you are applying for?

Town Website

---

If you indicated another resident or other above, please provide the resident's name or provide additional details.

*Field not completed.*

---

Upload a Letter of Interest

[letterofinterest.docx](#)

---

Email not displaying correctly? [View it in your browser.](#)

# TOWN OF SOUTH HADLEY

JOHN R. HINE  
Chair  
SARAH ETELMAN  
Vice-Chair  
BRUCE C. FORCIER  
Clerk  
IRA J. BREZINSKY  
Member  
FRANCIS J. DETOMA  
Member



MICHAEL J. SULLIVAN  
Town Administrator  
Telephone (413) 538-5017  
Fax (413) 534-1041

SELECTBOARD OFFICE  
116 Main Street, Suite 109, South Hadley, Massachusetts 01075-2896  
[selectboard@southhadleyma.gov](mailto:selectboard@southhadleyma.gov)

November 29, 2016

I hereby commit, as South Hadley that I will sign the Non-Participating Agreement for ValleyBike Share within my municipality. My municipality accepts the responsible for assuming the costs of maintaining the ValleyBike Share system for three years within my municipality beginning in Massachusetts Fiscal Year 2018 provided that the Agreement is in substantially the format that follows and/or otherwise similar to all the Non-Participating Agreements that we sign every time MassDOT does a road project on a municipal layout.

Thank you for your support of ValleyBike Share.

Sincerely,

---

Michael J Sullivan  
Town of South Hadley Administrator



December 2, 2016

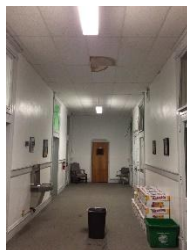
Honorable Selectboard,

Please accept this as an abridged account of initiatives and activities performed by myself and town hall staff since my last report. Please note, this report is inordinately brief, largely due to the fact I have been away for several days during the last two weeks.

It should be noted it has been an exceptionally busy time period in Town Hall. There is a number of annual exercises which have begun, but not as far advanced as I think they need to be, so I appreciate the extra dose of patience. The Community Life Project will likely not see any attention until mid-January and I apologize I have fallen behind somewhat in regards to the columns (Reminder), I will catch up as soon as I am able. I assure you these and other initiatives are on my radar screen and I will do everything possible to get back to these projects as soon as possible.

However it has been necessary for me to take on some projects which unexpectedly are putting major demands on my time. Chief among them the very important General Code Project and secondly the Valley Bike Share. For various reasons this work would be unwise or insensible to delegate, so I will stay at it. Please do not misconstrue this as complaining, I love the work, but I want the Selectboard to be aware of the temporary bandwidth shrinkage.

**Roof Leaks Town Hall;** So we have sprung a new leak in Town Hall on the second floor it is believed to be somewhere along a seam on the twenty five year plus membrane. You may recall as part of a review of the roof conditions this section of TH roof was deemed to be beyond its useful life. The lower roof membrane is less than ten years old and still in great shape.



We will have technician here to patch the upper membrane and advise us of the overall condition on Monday, it was hard to get someone as with the recent rains roofers seem to be in high demand.

We have cleared all the roof drains about two weeks back and will do them once again in December weather permitting, so it was not the previous problem which caused damage in the auditorium two years ago. Preventative maintenance does work, but there is just so much you can do.

**General Code Project,** We have gotten great input from interested parties in regards to suggestion, concerns and clarification needs. I understand there remains a select few people who see something of this magnitude in a sinister light as being perpetrated by municipal government upon the citizens. Some

may even see it as call to action to stop what they see as a transgression, when no such action may exist. As anyone who has had any experience in public service will tell you while rarely is there a concerted effort to “fool” the public, the individual interest concern no matter how farfetched need to be considered and reasonably harnessed to improve performance and end product.

As I stated before General Code has been contracted to provide assistance to South Hadley to update the General and Zoning By-laws which had not happened since 2005, this project was started in 2013 after approval by Town Meeting as integral component part of the website update. We have to remind ourselves a municipal code is a “living document” subject to change, necessary change to meet the changing world.

Some have suggested there is a “better process” and this sentiment is true enough. We do however need to depend on best practices and systems which have been successful and tested in community not dissimilar to South Hadley recommended by the contractor. Systems which are recognized by the state to be necessary and prudent. The contractor needs to rely on the municipality to perform to the best of abilities, internally we have attempt to do just that, I can say we remain imperfect, but engaged.

I am hoping I will be able to post a meeting of the By-law Review Committee for the week of December 14 to further discuss the “General Code” and other By-law Review appropriate warrant articles. This meeting has been delayed as revisions are being made to the summary for the changes offered and accepted recently. An updated version of the final draft is made available (the updated codification has been placed on the website). As soon as I get the material I am will be making it available and sending it out to interested parties.

**New Sunshine Laws**, In January (there seems to be some question at the state level exactly when) the new “Public Records Law” will go into effect. While there are still details being worked out, South Hadley is forging ahead. The material will be the focus of our quarterly Professional Development Day January 13 with at least one of the authors of the bill, Atty. Matt Feher (not that he likes them, because every author has editors) and perhaps even a second attorney Atty. Bob Ritchie who was very much a part of the new design and has more experience in this field than most every other lawyer in the state. Bob is the former Town Counsel in Amherst. The Assistant Town Administrator has been working diligently to put together this presentation and we are all very excited.

Some of the steps which have been recommended forcefully at the trainings I have attended are, get rid of what you don’t need (something we had started last year), get better organized (continuing), pushing information to the website (continuing) and makes sure everyone knows their responsibilities (work in progress). We will be calling an internal meeting of Records Access Officers (RAO) in the next two weeks, honing our strategy. All this to be better prepared than the average community and eventually be fully competent to react to any request for information.

**Acting Lieutenant PD**, After a prescribed process Sgt. Christopher Luscomb was appointed to the position of Acting Lieutenant at the South Hadley PD. Lt. Luscomb began his career with the SHPD in 1988 and has distinguished himself throughout his service.

He will be relieving the Chief of some of the “double duty” he has been performing since former Chief Labrie’s retirement. The PD operation has been busy as of late, including some significant cooperative

work with other area departments to quickly solve a “drug deal gone bad” on Amherst Road in a few short days. The incident was reported in the papers recently.

**Symposium of Human Understanding,** Vice Chair Etelman and I have started to proceed to the next steps related to this initiative. Which will engage public safety (PD, FD(s), EMD etc.) to see what situations they find themselves in which could be enhanced by a better understanding of communicating with a diverse population. The things they see and deal with capture the breadth of diversity age, race, religion, culture, economic, different abilities and more all of which come in to play on each call. We want understand what training or information may better prepare the service providers when they open that door to the next house.

We all appreciate the work these public servants perform and we need to continue to work to make the proper investment in the most important tool ...knowledge.

**Departmental Budget Discussions,** Most departments have been scheduled and some have already come for a first visit to discuss the FY 2018 budget needs of their respective departments. We also continue to discuss the FY 17 PBEs during these meetings. I am very lucky to be working so many professional and attentive municipal professionals. It certainly helps operations to run smooth.

These meetings will continue through January and beyond, we are making great progress in using more and more technology to assist our functions, but we still have a long ways to go in that regard. There are no new increase ion positions anticipated, we will continue to look at streaming and reduction of duplicative action.

**Special Town Meeting Warrant,** The “draft” Town Meeting Warrant is part of you packet this week. It is a very rich document (sarcasm) which beyond some of the financial and acceptance articles contains some interesting warrants among the twenty one articles.

Some are really no change at all like how we do the accounting for PEG Access and then there are others like Article 20 which is a major progressive step towards protecting the environment. The BOH is supporting this article and it is interesting how times ages some concepts like wine. This was unheard of a decade ago, but now communities across the country and across the state are seeing how this benefits communities. It will be a interesting debate to listen to, if there is one.

The appropriation article for the Ted Belsky project will be the first article to be considered and I know many people would like to speak to not only the importance of the article, but also the man whose memory it honors.

**TH/PD Elevators,** I have had my up and downs with these elevators (see what I did there). We have received the latest bids for the elevator upgrades endorsed by Capital Planning and the Selectboard. But over the year since the estimate was presented costs and requirements have risen significantly. The end result is we are about \$13,000 short. If the appropriation for additional funds to the Public Building Maintenance Fund is approved we should be able to supplement the bonded amount and get the project done.

The Police Department budget has had a distinct odor related to off gassing of the hydraulic oil. It does not present any health threats which is good to hear. When Eagle Elevator inspected the hydraulic oil storage and it was determined the actual oil needs to be swapped out, as it may be causing damage to

some of the pumps (or could likely in the future). The best course of action is to address the problem and not wait, I have so directed the Chief to do so with our contractor Eagle Elevator. It will be paid for through the Public Building Maintenance account.

Thank you for your support and patience and if there are any additional questions please let me know and I will do my best to address them in short order.

Respectfully submitted,

Michael J Sullivan  
Town of South Hadley, Administrator