

CITY OF SALEM
JULY 9, 2026
REGULAR MEETING

A Regular Meeting of the City Council was held in-person on Thursday, July 9, 2026 at 7:00 PM for the purpose of transacting any and all business. Notice of this meeting was posted on July 7, 2026, at 3:49 PM. This meeting is being recorded and is live on S.A.T.V. and Zoom unless technological issues interrupt the transmission.

All Councillors were present.

Council President Merkl presided.

Councilor Davis moved to dispense with the reading of the record of the previous meeting. It was so voted.

President Merkl requested that everyone who is able to please rise to recite the Pledge of Allegiance.

Salem City Council Land Acknowledgement

The Salem City Council honors that this land is Naumkeag, or fishing place, where generations of Naumkeag people from the Pawtucket band of the Massachusetts Tribe lived and passed through for centuries.

We acknowledge that this is unceded Indigenous land and also acknowledge the Massachusetts Tribe, who continue to honor and hold this land into the present.

Salem's City Council is committed to having ongoing meaningful dialogue with the indigenous peoples who have presence in Salem in order to dismantle the legacies of oppression and inequities that persist today.

PUBLIC TESTIMONY

1. Reese Graves, Supports Rent Stabilization Resolution
2. Skyler Clark - Review Camping Ordinance
3. Tiffany Roberts, 30 Barr St., Salem - Supports Housing/ Rent Stabilization Resolution
4. Craig McGehee, Lafayette St., Salem - Supports Housing Resolution
5. Jeremy Mele, 8 Flying Cloud Lane, Salem - Supports Rent Stabilization Resolution and to review the camping ordinance
6. Matt Serpa, 233 Lafayette St. Salem - Supports Rent Stabilization Resolution and to lift the camping ordinance
7. Josiah Guthrie, 69 Essex St., Salem - Lift the camping ordinance and supports the Data Center Zoning Ordinance
8. Schuyler Ward, 4 Forest Ave., Salem - Support Block Party on Linden & Wisteria St.
9. James Lacy, 30 Sumner Rd., Salem - Supports Rent Control and review camping ordinance
10. Fawaz Abusharkh, 4 Harrison Rd., Salem - Opposes no meters and only having to use the app for parking

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#375 - NATIONAL GRID TO INSTALL CONDUITS ON NORTH STREET AT INTERSECTION OF BRYANT ST.

A hearing was held on the order from National Grid to install Conduits on North St. at the intersection of North St. and Bryant St.

Appearing in favor was Sibhita Mahbier-Sheehey, National Grid Representative, 44 River Street, Beverly, MA. She stated this is for load relief.

No one appeared opposed.

Councillor Holappa moved to close the public hearing. It was so voted.

Councillor Holappa moved to grant the location. It was so voted.

(#357) - APPOINTMENT OF DR. JAVIER GARCIA- PEREZ TO THE RACE EQUITY COMMISSION

Held from the last meeting, the Mayor's appointment of Dr. Javier Garcia-Perez 352 Lafayette St. to the Race Equity Commission with a Term to Expire July 17, 2028 was confirmed by roll call vote of 11 yeas, 0 nays and 0 absent.

(#358) - RE-APPOINTMENTS TO THE PLANNING BOARD AND ZONING BOARD OF APPEALS

Held from the last meeting, the Mayor's Re-Appointments of the following with their Terms to Expire were confirmed by a roll call vote of 11 yeas, 0 nays and 0 absent.

Kirt Rieder 15 Warren St. Planning Board Term to Expire, July 1, 2031

Peter Habib 77 Webb St. Zoning Board of Appeals, Term to Expire July 1, 2031

#376 - APPOINTMENTS TO SERVE ON THE PLANNING BOARD AND THE SALEM HARBOR PORT AUTHORITY

The Mayor's appointment of the following:

Elena Eimert, 260 Washington St, Salem, to serve on the Planning Board with a term to expire on September 23, 2026

Phillip Pelletier, 22 Savoy Rd, Salem, to serve on the Salem Harbor Port Authority, effective August 7, 2026, with the term to expire on January 13, 2029

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Councillor Turowski moved to suspend the rules to confirm these two appointments.

Councillor Smith motioned to divide the question to take up each appointment separately. Councillor Varela seconded the motion.

Councillor Smith took up Elena Eimert's appointment first. Asked for suspension of the rules to allow Elena Eimert to answer questions. Councillor Hapworth objected,

Councillor Smith wanted to confirm Elena Eimert's intention to leave the ZBA when her term expires and move over to the Planning Board.

Elena Eimert's appointment to the Planning Board was confirmed by a roll call vote of 11 yeas, 0 nays and 0 absent.

Councillor Turowski suspended and received suspension of the rules to allow the appointee to speak.

Elena Eimert affirmed that her intention is stay on the ZBA only to her term expires and then only be on the Planning Board.

Councillor Hapworth requested that a City Seal and letter of thanks be sent to Carole Hamilton for her years of service on the Planning Board.

The appointment on Phillip Pelletier was confirmed by a roll call vote of 11 yeas, 0 nays and 0 absent.

Councillor Turowski suspended and received suspension of the rules to allow the appointee to speak.

Harbor master William McHugh spoke on Phillip Pelletier's appointment. Bill McHugh thanked Kathy Winn for her years of service on the Planning Board and also on the Port Authority. He is looking forward to Phillip Pelletier on the board. He brings a wealth of knowledge.

#377 - APPOINTMENTS TO THE ZONING BOARD OF APPEALS AND THE CONSERVATION COMMISSION.

The Mayor's appointments of the following with their terms to expire were confirmed by a roll call vote of 11 yeas, 0 nays and 0 absent.

Ellen Simpson, 1 Geneva St., Salem, to serve on the Zoning Board of Appeals with the term to expire on July 9, 2029

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Hilary Forbes, 4 Smith St., Salem to serve on the Zoning Board of Appeals as an Associate Member with the term to expire on September 10, 2026

Emmet Costen, 190 Bridge St., Salem, to serve on the Conservation Commission with the term to expire on July 9, 2029

Councillor Turowski requested and received suspension of the rules to allow the appointees to speak.

#378 - APPROPRIATION OF \$920,836.00 TO CLOSE OUT FISCAL YEAR 2026

The following order submitted by the Mayor was adopted under suspension of the rules.

ORDERED: That the sum of Nine Hundred Twenty Thousand Eight Hundred Thirty-Six Dollars and Zero Cents (\$920,836.00) is hereby transferred to the accounts as provided below to cover remaining final FY2026 costs necessary to close the fiscal year in accordance with the recommendation of His Honor the Mayor.

(See Chart below)

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TO ACCOUNT:				FROM ACCOUNT:			
Orig/Obj	Dept	Account	Amount	Orig/Obj	Dept	Account	Amount
11111-5111	City Council	Full-Time Salaries	\$ 9,000.00	11251-5111	Finance	Full-Time Salaries	\$ (9,000.00)
		ORG TRANSFER	\$ 9,000.00			TRANSFER OUT TOTAL	\$ (9,000.00)
		IN TOTAL					
11211-5111	Mayor	Full-Time Salaries	\$ 5,000.00	11251-5111	Finance	Full-Time Salaries	\$ (5,000.00)
		ORG TRANSFER	\$ 5,000.00			TRANSFER OUT TOTAL	\$ (5,000.00)
		IN TOTAL					
11352-5920	Finance	Contracted Services	\$ 60,000.00	11351-5111	Finance	Full-Time Salaries	\$ (60,000.00)
		ORG TRANSFER	\$ 60,000.00			TRANSFER OUT TOTAL	\$ (60,000.00)
		IN TOTAL					
11411-5111	Assessor	Full-Time Salaries	\$ 1,000.00	11351-5111	Finance	Full-Time Salaries	\$ (1,000.00)
		ORG TRANSFER	\$ 1,000.00			TRANSFER OUT TOTAL	\$ (1,000.00)
		IN TOTAL					
11461-5111	Collector	Full-Time Salaries	\$ 1,000.00	11351-5111	Finance	Full-Time Salaries	\$ (1,000.00)
		ORG TRANSFER	\$ 1,000.00			TRANSFER OUT TOTAL	\$ (1,000.00)
		IN TOTAL					
11622-5381	Elections & Registrations	Printing & Binding	\$ 2,100.00	10941-51745	Human Resources	Medical Insurance School	\$ (2,100.00)
		ORG TRANSFER	\$ 2,100.00			TRANSFER OUT TOTAL	\$ (2,100.00)
		IN TOTAL					
11992-5389	Planning	Promotion & Marketing	\$ 1,500.00	10941-51745	Human Resources	Medical Insurance School	\$ (1,500.00)
		ORG TRANSFER	\$ 1,500.00			TRANSFER OUT TOTAL	\$ (1,500.00)
		IN TOTAL					
TO ACCOUNT:				FROM ACCOUNT:			
Orig/Obj	Dept	Account	Amount	Orig/Obj	Dept	Account	Amount
12201-5111	Fire	Full-Time Salaries	\$ 125,000.00	12301-5111	Police	Full-Time Salaries	\$ (125,000.00)
		ORG TRANSFER	\$ 125,000.00			TRANSFER OUT TOTAL	\$ (125,000.00)
		IN TOTAL					
12201-5121	Fire	Overtime	\$ 75,000.00	12301-5131	Police	Overtime	\$ (75,000.00)
		ORG TRANSFER	\$ 75,000.00			TRANSFER OUT TOTAL	\$ (75,000.00)
		IN TOTAL					
12201-5145	Fire	Education Incentive	\$ 50,000.00	10941-51745	Human Resources	Medical Insurance School	\$ (50,000.00)
		ORG TRANSFER	\$ 50,000.00			TRANSFER OUT TOTAL	\$ (50,000.00)
		IN TOTAL					
12451-5111	Electrical	Full-Time Salaries	\$ 2,000.00	12351-5111	Finance	Full-Time Salaries	\$ (2,000.00)
		ORG TRANSFER	\$ 2,000.00			TRANSFER OUT TOTAL	\$ (2,000.00)
		IN TOTAL					
12451-5121	Electrical	Overtime	\$ 4,000.00	12351-5111	Finance	Full-Time Salaries	\$ (4,000.00)
		ORG TRANSFER	\$ 4,000.00			TRANSFER OUT TOTAL	\$ (4,000.00)
		IN TOTAL					
12452-5254	Electrical	Street Lighting Maintenance	\$ 5,500.00	10941-51745	Human Resources	Medical Insurance School	\$ (5,500.00)
		ORG TRANSFER	\$ 5,500.00			TRANSFER OUT TOTAL	\$ (5,500.00)
		IN TOTAL					
14121-5111	Engineering	Full-Time Salaries	\$ 40,000.00	14111-5111	Public Services	Full-Time Salaries	\$ (40,000.00)
		ORG TRANSFER	\$ 40,000.00			TRANSFER OUT TOTAL	\$ (40,000.00)
		IN TOTAL					
14231-5131	Snow & Ice Personnel	Overtime	\$ 121,756.00	14111-5111	Public Services	Full-Time Salaries	\$ (121,756.00)
14232-5292	Snow & Ice Expenses	Snow Removal	\$ 286,642.00	10941-51745	Human Resources	Medical Insurance School	\$ (236,900.00)
				14111-5111	Public Services	Full-Time Salaries	\$ (51,742.00)
		ORG TRANSFER	\$ 420,400.00			TRANSFER OUT TOTAL	\$ (420,400.00)
		IN TOTAL					
15411-5111	COA	Full-Time Salaries	\$ 1,000.00	11351-5111	Finance	Full-Time Salaries	\$ (1,000.00)
		ORG TRANSFER	\$ 1,000.00			TRANSFER OUT TOTAL	\$ (1,000.00)
		IN TOTAL					
15431-5111	Veterans	Full-Time Salaries	\$ 5,000.00	11351-5111	Finance	Full-Time Salaries	\$ (5,000.00)
		ORG TRANSFER	\$ 5,000.00			TRANSFER OUT TOTAL	\$ (5,000.00)
		IN TOTAL					
16512-5320	Park & Rec- Golf	Contracted Services	\$ 4,000.00	10941-51745	Human Resources	Medical Insurance School	\$ (4,000.00)
		ORG TRANSFER	\$ 4,000.00			TRANSFER OUT TOTAL	\$ (4,000.00)
		IN TOTAL					
16921-5111	Park & Rec- Watch House	Full-Time Salaries	\$ 7,500.00	11351-5111	Finance	Full-Time Salaries	\$ (2,000.00)
		ORG TRANSFER	\$ 7,500.00	14111-5111	Public Services	Full-Time Salaries	\$ (5,500.00)
		IN TOTAL				TRANSFER OUT TOTAL	\$ (7,500.00)
17102-9910	Treasurer	Debt Principal	\$ 55,836.00	17522-9905	Treasurer	Interest on BONDS	\$ (55,836.00)
		ORG TRANSFER	\$ 55,836.00			TRANSFER OUT TOTAL	\$ (55,836.00)
		IN TOTAL					
19191-5177	Treasurer	Medicare	\$ 5,000.00	10941-51745	Human Resources	Medical Insurance School	\$ (5,000.00)
		ORG TRANSFER	\$ 5,000.00			TRANSFER OUT TOTAL	\$ (5,000.00)
		IN TOTAL					
19452-5780	Treasurer	Municipal Insurance Premiums	\$ 45,000.00	10941-51745	Human Resources	Medical Insurance School	\$ (45,000.00)
		ORG TRANSFER	\$ 45,000.00			TRANSFER OUT TOTAL	\$ (45,000.00)
		IN TOTAL					
		TOTAL	\$ 900,836.00			TOTAL	\$ (900,836.00)

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#379 - APPROPRIATION OF \$42,309.00 TO THE FIRE DEPARTMENT FOR COSTS OF A COMPREHENSIVE MANNING STUDY

The following order submitted by the Mayor was adopted under suspension of the rules.

ORDERED: That the sum of Forty Two Thousand Three Hundred Nine Dollars and Zero Cents (\$42,309.00) is hereby appropriated from the General Stabilization Fund (8301) to the Fire Department Contracted Services account listed below, for costs of a comprehensive Fire Department manning study, in accordance with the recommendation of His Honor the Mayor.

Description	Amount
12202-5320 (Contracted Services)	\$42,309.00
Total	\$42,309.00

#380 - APPROPRIATION OF \$38,117.89 TO PURCHASE A HD300 SELECT SPRAY EQUIPMENT FOR THE GOLF COURSE

The following order submitted by the Mayor was adopted under suspension of the rules.

ORDERED: That the sum of Thirty Eight Thousand One Hundred Seventeen Dollars and Eighty-Nine Cents (\$38,117.89) be hereby appropriated from the Golf Course "Receipts Reserved for Appropriation" account (Fund 2436) and transferred to the following Park & Rec – Golf Course account below for the purchase of HD300 Select Spray Equipment in accordance with the recommendation of His Honor the Mayor.

Description	Amount
Golf Course-Equipment (16512-5860)	\$38,117.89
Total	\$38,117.89

#381 - APPROPRIATION OF \$14,430.00 TO PARK & REC. TO PAINT THE SALEM COMMON LIGHT POSTS

The following order submitted by the Mayor was adopted under suspension of the rules.

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ORDERED: That the sum of Fourteen Thousand Four Hundred Thirty Dollars and Zero Cents (\$14,430.00) be hereby appropriated from the Salem Common "Receipts Reserved for Appropriation" account (Fund 2446) and transferred to the following Park & Rec – Park & Ground Maintenance account below for the painting of the Salem Common light posts in accordance with the recommendation of His Honor the Mayor.

Description	Amount
Park & Rec – Park & Ground Maintenance (16502-5249)	\$14,430.00
Total	\$14,430.00

#382 - MGL CH. 44, SEC. 64 - PAYING PREVIOUS FISCAL YEAR INVOICES WITH CURRENT FISCAL YEAR BUDGET - ENGINEERING - \$442.86

The following order submitted by the Mayor was adopted under suspension of the rules by a call vote of 11 yeas, 0 nays and 0 absent.

ORDERED: Per MGL Chapter 44 Section 64 which allows for a municipality to pay for prior fiscal year invoices using current fiscal year appropriations by two-thirds vote of the City Council we request the sum of Four Hundred Forty Two Dollars and Eighty Six Cents (\$442.86) of outstanding Fiscal Year 2025 invoices is hereby allowed to be paid from the Fiscal Year 2026 Engineering Department's Solid Waste Fund budget (620032-5291) as listed below in accordance with the recommendation of His Honor the Mayor.

Department	Vendor	Amount
Engineering Department	Complete Recycling	\$442.86
Solid Waste Collection (620032-5291)	Solutions	
	TOTAL	\$442.86

#383 - MGL CH. 44, SEC. 64 - PAYING PREVIOUS FISCAL YEAR INVOICES WITH CURRENT FISCAL YEAR BUDGET - BUILDING - \$176.89

The following order submitted by the Mayor was adopted under suspension of the rules by a call vote of 11 yeas, 0 nays and 0 absent.

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ORDERED: Per MGL Chapter 44 Section 64 which allows for a municipality to pay for prior fiscal year invoices using current fiscal year appropriations by two-thirds vote of the City Council we request the sum of One Hundred Seventy Six Dollars and Eighty Nine Cents (\$176.89) of outstanding Fiscal Year 2023 invoices is hereby allowed to be paid from the Fiscal Year 2026 Building Department's CIP Annual Repairs budget (20002622-5846JQ) as listed below in accordance with the recommendation of His Honor the Mayor.

Department	Vendor	Amount
Building Department	O'Connell Plumbing	\$176.89
CIP26-Buliding Annual Repairs		
0002622-5846JQ)		
		Total \$176.89

#384 - EASEMENT AGREEMENT WITH SOUTH RIVER PARTNERSHIP FOR 315 DERBY STREET AND TO TERMINATE EASEMENT WITH BEVERLY COOP BANK

The following order submitted by the Mayor was adopted by a roll call vote of 10 yeas, 0 nays and 1 absent. Councillor Smith was recorded as absent.

ORDERED: The Mayor is hereby authorized to enter into an Easement Agreement by and between the City of Salem and South River Partnership LLC as described in the attached Agreement and shown on a plan entitled "Easement Plan 315 Derby Street, Salem prepared for South River Partnership LLC," dated June 18, 2026, also attached hereto. This Agreement terminates the Grant of Easement by and between the City of Salem and Beverly Cooperative Bank.

#385 - AN ORDINANCE AMENDING ZONING RELATIVE TO DATA CENTERS

The following zoning ordinance submitted by the Mayor was referred to the Planning Board to hold a Joint Public Hearing.

In the year Two Thousand and Twenty-six

An Ordinance relative to Zoning

Be it ordained by the City Council of the City of Salem, as follows:

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Section I. Section 3.1 Table of Principal and Accessory Use Regulations of the City of Salem Zoning Ordinance is hereby amended by adding in Section D Industrial Uses, after “Contractor’s yard; landscaping business”, the following, shown in underlined and italics:

<u>D. INDUSTRIAL USES</u>	<u>RC</u>	<u>RI</u>	<u>R2</u>	<u>R3</u>	<u>BI</u>	<u>B2</u>	<u>B4</u>	<u>BS</u>	<u>I</u>	<u>BPD</u>	<u>NRCC</u>
<i><u>Data Center</u></i>	<i><u>N</u></i>	<i><u>N</u></i>	<i><u>N</u></i>	<i><u>N</u></i>	<i><u>N</u></i>	<i><u>N</u></i>	<i><u>N</u></i>	<i><u>N</u></i>	<i><u>N</u></i>	<i><u>N</u></i>	<i><u>N</u></i>

Section II. Section 10.0 Definitions is hereby amended by inserting the following definition after the definition for “COOP”:

Data Center: A facility, or portion thereof, primarily designed or used to house computer servers and related information technology infrastructure for the storage, processing, management, or transmission of electronic data. A Data Center may include, but is not limited to, server racks, data storage systems, cooling systems, power conditioning equipment, substations, uninterruptible power supplies, backup generators, telecommunications equipment, security systems, and associated mechanical and electrical infrastructure. For purposes of this ordinance, a Data Center shall not be considered an Office, Warehouse, Manufacturing, or Research use. Notwithstanding anything herein to the contrary, Data Centers are prohibited in each and every underlying district, overlay district and special district of this Ordinance.

Section III. This Ordinance shall take effect as provided by City Charter

**#386 - DISCUSS AND CREATE AN ORDINANCE RELATIVE TO ZONING
REGARDING ROOF MOUNTED WIND ENERGY SYSTEMS**

The following Order introduced by Councillor King was adopted.

ORDERED: That the Committee on Ordinances, Licenses and Legal Affairs, co-posted with the Committee of the Whole, meet to discuss and create an ordinance relative to zoning on the matter of Roof-Mounted Wind Energy Systems.

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#387 - AN ORDINANCE TO AMEND ZONING RELATIVE TO REQUIRED PARKING SPACES, PARKING AND LOADING, AND DEVELOPMENT STANDARDS

The following zoning ordinance introduced by Councillor King was referred to the Planning Board to hold a Joint Public Hearing

In the year Two Thousand and Twenty-Six

An Ordinance to amend the City of Salem Zoning Ordinance

Section I. Amend Section 5.1.8 Table of Required Parking Spaces by

a. Deleting the phrase "Dwellings, two-family;" in the first row of the table

B. Adding to the phrase "Dwellings, two-family;" to the second row of the table, so it reads:

<u>Use</u>	<u>Required Parking</u>
<u>Dwellings, two-family; Dwellings, multifamily</u>	<u>None</u>

Section II. Amend Section 6.11.8 Parking and Loading

a. Inserting the phrase "and two-family dwelling units" after "For multifamily dwelling units" at the beginning of the section.

Section III. Amend Section 8.7.8.4 Development Standards. Parking Standards

Section B. Parking Ratios, section i by inserting the phrase "and two-family dwellings" after "For multifamily dwellings"

#388 - (#362) - RENT STABILIZATION RESOLUTION

Councillor Prosniewski offered the following report for the Committee on Community and Economic Development co-posted with the Committee of the Whole. It was voted to accept the report and adopt the recommendation.

The Committee on Community and Economic Development co-posted with the Committee of the Whole to whom was referred the matter of a Resolution To Urge Support for Rent Stabilization To Protect Tenants and Preserve Our Community has considered said matter and would recommend that the Resolution be adopted as amended by a roll call vote.

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Councillor King commented that the committee had about a two and a half hour meeting that included a presentation from Carolyn Chu, the executive director of Homes for All Massachusetts, as well as significant comment from the public and discussion among the Councillors. I would say I was especially impressed with how clear it was that amongst both the council and the public, the obvious passion for addressing the housing crisis that we have here in Salem is the rising costs of housing and the severe number of Salem residents who are cost burdened by the cost of their rent. We did make two amendments to the resolution through the course of the discussion, just to make the resolution more consistent with the reality of like the legislative session and what's going on in the legislature.

Councillor King stated that the two amendments were as follows to add the language that is bolded and delete the language that has lines through it:

WHEREAS, a proposed initiative petition for the November 2026 ballot has been struck down by the Supreme Judicial Court, leaving only legislation currently under consideration by the Massachusetts Legislature to seek to enable rent stabilization policies, including limiting annual rent increases based on **a formula accounting for** the Consumer Price Index ~~with a cap of 5%~~; and

NOW, THEREFORE BE IT RESOLVED, that the Salem City Council hereby expresses its strong support for the legislation ~~entitled "An Act enabling cities and towns to stabilize rents and protect tenants"~~ **in favor of lifting the ban on rent stabilization statewide**; and

Councillor Smith seconded the motion to accept the amendments.

The amendments stated above were adopted.

Councillor Prosniewski motioned to adopt the resolution as amended.

Council Holappa - I think this is important that the Council consider using our voice here to stand up for our community. We have an opportunity as leaders in this community, as legislators here to recognize something that is not necessarily within our control, but something that could be very valuable to the people in this city and there might be some negative consequences to that I think folks have rightfully pointed out to us but that doesn't mean that there is nothing that we can do to address those. There is no silver bullet when it comes to addressing the housing crisis. And I believe that we should be, this body should be using our voice to advocate to have as many tools in our toolbox as we can to address this urgent crisis.

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Councillor Sydoriak - I was actually the one that voted no coming out of the committee. That is because mostly I had difficulty wanting to be a yes vote because of procedural reasons and then also I am very worried about the unintended consequences of this bill or policy. I think it's really important to have this tool, but I think it's crucial to have a holistic approach, and I really appreciate all the care that was brought forward through all the Councillors and the public when we are having that conversation on Monday and towards the end of that conversation, there's a few ideas coming up that could help try to support rent stabilization with those unintended consequences. I really didn't have time to come up with some thoughts to add to the resolution then, but it took some time since then that could be added to the resolution that I think would make this approach stronger and embraces our desire to help out people in Salem using every single tool that we have. I would like offer a motion to amend this to so that we have that spirit of tackling this really difficult and complicated issue in a holistic way. I move to insert language by adding two paragraphs,

“WHEREAS, stabilizing rents serves as an immediate safety net to prevent tenant displacement, and must be paired with proactive local and state policies that actively unlock new housing production to permanently resolve the structural supply crisis driving Salem’s, and Massachusetts housing shortage; and

BE IT FURTHER RESOLVED, that the Salem City Council hereby expresses support for other efforts that enable more housing production; and therefore expresses its strong support for the core housing objectives that Massachusetts legislators are working to incorporate in “An Act relative to economic development in the commonwealth,” House Bill 5562, collectively urging the Legislature to pass comprehensive reforms that dismantle restrictive zoning barriers to multi-family housing, streamline development timelines, and empower faith-based institutions to utilize their land as-of-right for affordable housing production; and to express the City Council's support for allowing single-family homes on small lots in areas with adequate infrastructure, recognizing its potential to facilitate the production of needed housing on smaller lots throughout the Commonwealth.”

This motion was seconded by Councillor Turowski.

Councill Holappa, I don't like to stand on procedure very often. But there was a full 10 days between this when this was sent to committee, and when the committee meeting was had, and while I don't necessarily disagree, I think, with any of the language that was there I'm just not comfortable voting to put that in here, and I'm not exactly sure where the intent on those would be to go. I tend to be a very visual person with these sorts of things, so I would have been more comfortable had this been brought to the committee, and we had had that discussion then rather than adding these at this point.

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Councilor King. I also agree with the sentiment of what is written in this language, though I do also take procedural issue with it. The resolution is titled to urge support for rent stabilization to protect our tenants and preserve our community. And while the things proposed would also protect our tenants and preserve our community to some degree. This is not consistent with the rest of the language of the resolution. I do agree that a 2.5 hour meeting with 10 days notice is ample time to pre-draft amendments, and I will also say I think sometimes we have to take controversial votes and watering down the language to throw a lot of things in there so you can feel more comfortable taking a vote. It's a choice. It's not one that I feel like we need to take... I think people should just take a vote on something that we've been talking about for two weeks. I love all of those ideas, and I think we could bring in another resolution. We could bring in more specific zoning changes that address the specific types of concerns that are in there. We are able to do all of that.

Councillor Turowski - I understand that we are in a very dire situation with the housing crisis right now. I think this Resolution has good intent. I do think it comes from a place of wanting to help people. I think that this whole process has been very rushed. There were some last minute edits to accommodate for changes at the state level. I don't fault the Councillor for proposing some amendments today because none of us have had a lot of time to think about this. I think if we can make it more palatable, more appropriate to acknowledge that there are other ways to address our housing crisis. We hear people come and talk to us and say it can help in the short term, but it has to be applied with caution in the long term or else you are going to have downstream effects on housing supply, so I think recognizing that in this resolution is very appropriate. I think this is just been a process that really threw a lot of information at us to consider in a short amount of time. And if this is an opportunity for collaborating to make this a more universally applicable resolution, I welcome that. At the end of the day, this is a letter of support. It doesn't actually change anything here. So I think a lot of this discussion is going to come into play if it comes to a point where we're actually considering rent stabilization at the city level. We are going to have some hard conversations if this ever comes to a place where we're trying to do this at the city level. And I think the Ward 3 Councillor's comments acknowledge that and acknowledge that this is a multi-pronged approach to address our housing crisis.

Councillor Smith. Referring to the amendment - I'm opposed to adding this. I think it's too late in the game to throw this in right now. The House is at the end of their legislative session. We have vetted and discussed rent stabilization, but we have not discussed what is in this larger economic development bill that I believe passed and has now been moved on to the Senate. I think this would be a separate resolution that would require a whole other meeting, which we unfortunately do not have time for. So that's why I would be opposed to this, only because I think it's a little bit too late

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Councilor Sydoriak – I move to withdraw my original amendment and propose the same amendment but remove the following language: “incorporate in An Act relative to economic development in the commonwealth, House Bill 5562, collectively urging the Legislature to” to now read:

“WHEREAS, stabilizing rents serves as an immediate safety net to prevent tenant displacement, and must be paired with proactive local and state policies that actively unlock new housing production to permanently resolve the structural supply crisis driving Salem’s, and Massachusetts housing shortage; and

BE IT FURTHER RESOLVED, that the Salem City Council hereby expresses support for other efforts that enable more housing production; and therefore expresses its strong support for the core housing objectives that Massachusetts legislators are working to pass comprehensive reforms that dismantle restrictive zoning barriers to multi-family housing, streamline development timelines, and empower faith-based institutions to utilize their land as-of-right for affordable housing production; and to express the City Council's support for allowing single-family homes on small lots in areas with adequate infrastructure, recognizing its potential to facilitate the production of needed housing on smaller lots throughout the Commonwealth.”

Motion was seconded by Council Holappa

Councillor Hapworth - I just want to say quickly, like a resolution should not be controversial. A resolution should not be a hard vote. It shouldn't take this long. I appreciate the work that goes in on this, but like this is too much right now. It's a resolution. Our State Rep and State Senator already support this. We need to have better use of our time on these things. I do appreciate the time that's put in put in here, but we got to do better. Thank you.

Councilor Smith. I think we've overcomplicated this. I would agree with the Councillor at large. I'm hoping that we can just vote cleanly on what's on the original piece of paper. We'll get through this amendment first, but I hope that that's where we land because this is getting into a whole new area. It's like writing a resolution onto another resolution and trying to stitch them together and it's a lot to do at this late hour.

The motion failed by a roll call vote of 3 yeas, 7 nays, 1 present, and 0 absent. Councillors Flynn, Sydoriak and Turowski were recorded in the affirmative. Councillors Davis, Holappa, King, Prosniewski, Smith, Varela and Merkl were recorded in the negative. Councillor Hapworth was recorded as present.

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On Councilor Prosniewski's motion for adoption as amended by roll call vote. These are with the original amendments made by Councillor King that were adopted.

Councillor Flynn - I just want to say I've never seen something like this for a resolution. It's really not a tool in the toolbox. This is just a resolution. I don't want to give false hopes to the people in this room thinking that we're passing something that's going to actually put rent stabilization. This is just a resolution. We have to see how it plays out with the State. If it does end up passing, and it comes back to the towns and the cities, that's the time that we would discuss all this. Do we want to do this in Salem? Resolutions aren't supposed to be like this. It's supposed to be something, most of the times, we all agree upon now, it's growing into something that's just layers upon layers, so I really think we should slow down on this and just sit back and see how this goes in the statehouse, and then we can make a decision from something we can actually act on because it's not a tool in the toolbox, it's just the resolution.

Councilor Prosniewski - This resolution is just a simple message to the to the Legislatures we'd like Salem to have a say in our rent control. It's as simple as that. We're sending them a message to make it Salem's choice.

Councillor Davis. I just want to push back a little bit on the idea that this was too much of a process, right? I think this was fantastic. With this is we've had three meetings now about something where I don't think we've seen more Public comment and engagement and just thoughtfulness around an issue, I hesitate to consider something that many people are coming to tell us that they care about and have a lot of thoughts to share with us about and the amount of emails we've gotten is something that was somehow a waste of time. I completely reject that. Anyone that's knocked on doors in the city, as we all have, knows that this housing is the most important issue in this city to folks. I just don't think we should be dismissive of something that is clearly such an important process and conversation to the people that live here and many of them are in this room.

Councillor Turowski. I was on the Transportation Commission for some time before I was on city council, and I'm on the record as saying that I support automated traffic enforcement and that is a hot take in Salem nowadays. And I would be foolish to think that I could bring forward a resolution to say that this body supports Senate Bill 2344, which supports automated traffic enforcement. If I put that forward, I would be assuming that everybody in this room agrees with that, and I know for a fact that not everybody in this room agrees with that, so I would not put that forward. I agree that we should be looking at every option we have. I agree that this is just something to let us have a conversation locally, but when I say that I object to the way that this was brought forward, it's because I don't think it's fair to assign a resolution to a controversial topic and put words in people's mouth and say that they have strong support for something when there have been many people that come forward and say that we don't have strong support for it and I think overlooking those voices is wrong. Just assuming that people would be okay with automated traffic enforcement is wrong. I support the idea, but I do not agree with the way that this came to us.

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Councillor Holappa - I think there's a really interesting question before the council right now, and it's how do we as a body want to use our voice and use the platform that we have? I take no issue with putting forward controversial Resolutions, ordinances, you name it, and we all have the ability to vote against things, and I think if someone wants to do that, you are welcome to do that. I personally feel that, especially with matters as urgent as the housing crisis, I don't think that it's right that we sit back and don't use the voice and the authority that was given to all of us by our constituents. I think it's important that we take stances on things, whether we're for or against things, and we own those decisions as a body. I think that's how representative democracies work. I'm glad to see this discussion here. I know we don't all agree on this, but I think the community is better for it.

Councillor King - I just want to put a final note on the fact that this is a really important topic to people who live in Salem, and you can vote whichever way you want, but I'm happy we had a conversation as a community, and that is the most important thing that matters, is that our community is involved in the decisions we make as a council and I think there was some fantastic long-term takeaways on the broader housing conversation out of it. And I think that we as a council have some really great additional priorities that we all discussed, and I think that is the biggest and most powerful takeaway.

On Councilor Prosniewski's motion for adoption as amended with the original amendment by roll call vote. The matter of a Resolution to urge support for rent stabilization carried by a roll call vote of 9 yeas, 2 nays and 0 absent. Councillors Flynn and Sydorak were recorded in the negative.

#389 - (#329, #389A & #389B) - THE CITY COUNCIL APPOINTMENTS AND REAPPOINTMENTS TO COMMUNITY PRESERVATION COMMITTEE

Councillor Turowski offered the following committee report for the Committee on Government Services co-posted with the Committee of the Whole. It was voted to accept the report and adopt the recommendation.

The Committee on Government Services co-posted with the Committee of the Whole to whom it was referred the matter of discussing applicants interested in an appointment to the Community Preservation Committee, has considered said matter and would recommend that suspension of the rules be adopted and that the following appointment and reappointment be confirmed by roll call vote. Annie Thompson be appointed and confirmed for a one-year term to expire on July 9, 2027 and that Kate Martin be re-appointed and confirmed for a two-year term to expire on May 23, 2028.

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#389A – (#329 & #389) - CITY COUNCIL’S APPOINTMENT OF ANNIE THOMPSON TO THE COMMUNITY PRESERVATION COMMITTEE

The City Council appointment of Annie Thompson to the Community Preservation Committee for a 1-year term to expire on July 9, 2027, was confirmed by a roll call vote of 11 yeas, 0 nays and 0 absent.

Councillor Turowski requested and received suspension of the rules to allow Annie Thompson to speak.

#389B – (#329 & #389)- CITY COUNCIL’S REAPPOINTMENT OF KATE MARTIN TO THE COMMUNITY PRESERVATION COMMITTEE

The City Council Re-appointment of Kate Martin to serve on the Community Preservation Committee with a term to expire on May 23, 2028, was confirmed by a roll call vote of 11 yeas, 0 nays and 0 absent

#390 - PETITION FROM NATIONAL GRID TO INSTALL CONDUITS ON ESSEX ST. AT THE INTERSECTION OF ESSEX AND FLINT STREETS

A hearing was ordered for September 10, 2026 on the petition from National Grid to install Conduits on Essex St. at the intersection of Essex and Flint Streets.

#391 - BLOCK PARTY - LINDEN AND WISTERIA STREETS ON AUGUST 9, 2026

The request from residents on Wisteria St. and Linden St. to hold a Block Party on August 9, 2026, from 12 PM - 8 PM. with a rain date of August 16, 2026 was granted. (Councillor King recused herself from this matter.)

#392 - BLOCK PARTY - CLARK ST. - SEPTEMBER 12, 2026

The request from Residents of Clark St. to hold a Block Party on September 12, 2026, from noon–5:00 PM, with a rain date of September 13, 2026 was granted.

#393 - BLOCK PARTY - LEMON ST. COURT - JULY 25, 2026

The request from the residents of Lemon St. Court to hold a block party to be held on July 25, 2026, from 4:00 PM to 8:30 PM with a raindate on July 26, 2026, was granted. (Councillor Davis recused himself from this matter.)

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#394 - BLOCK PARTY - WARNER ST. - SEPTEMBER 6, 2026

The Residents of Warner Street requesting a Block Party to be held on September 6, 2026, from 1:00 PM to 11:00 PM was granted.

#395 - #397 - LICENSE APPLICATIONS

The Following Licenses Applications were granted.

PUBLIC GUIDES:

Katherine Coughlin 86 Frothingham St, Lowell
 Leo Flora 14 Ashford St., Allston
 Joy Patrice Monson 1 Hazel Ter., Salem
 Isabella Kristensen 72 Flint St., Salem
 Amanda Alonzo 136 Conant St., Revere
 Diana Dunlap 4 Cypress St., Salem
 Monique Bale 39 Chase St., Danvers
 Sean Edward Lynch 7 Ward St., Salem
 Alexandra Swanson 50 Salt St., Revere
 Vincent Scott Esposito 5 Orange St., Salem
 Ryan Pierson 280 Geneva Ave. Boston
 James J. Lynch Jr 5 Burlington St. Woburn
 Meggi Gillotte 41 Richard St., Saugus
 Sydney "Syd" Ellis 64 Beach St., Marblehead
 Tran McHugh 347 Granite St., Quincy
 Megi (Meg) Mici 16 Goucher Ave., Worcester
 Matthew Anderson 280 Elm St., Marlborough

TAXI OPERATOR LICENSES:

Ramon Reyes 15 Leach St., Salem
 Jose Andres Lopez 16 Mason St., Salem
 Edward Batista 12 Cherry St., Salem
 Joao Carrapichano 1 Tremont St., Beverly
 Juan Miguel Martinez 12 Pope St., Salem
 Juan Acosta 67 Silsbee St., Lynn
 Pedro Taveras 20 Dow St., Salem
 Cecilio Nunez 44 Ward St., Salem
 Ashly Nicole Feliz Ramirez 8 Arbella St., Salem

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VEHICLE FOR HIRE - OPERATORS ONLY:

John Stephen Begley 3 Randall Rd., Middleton
David Goetz 10 Forrester St., Salem
Kathleen Kraemer 17 Grove St., Salem
Francis Harrington 589 Essex St., Lynn

#398 - #402 – CLAIMS

The Following Claims were referred to the Committee on Ordinances, Licenses and Legal Affairs

Nestor McKinney 30 Circle Hill Rd., Salem
Peter Virga 19 Ord St., Salem
Adrian Bartolo 245 Cabot St., Beverly James
P. Talbot 9 Mt. Vernon St., Salem Nadia East
11 Bentley St., Salem

On the motion of Councillor Hapworth, the meeting adjourned at 9:26 PM

ATTEST:

ILENE SIMONS
CITY CLERK