

City of Chelsea  
**Economic Development Board**  
City Hall – Room 101  
Chelsea, MA 02150  
(617)466-4180

## MEETING MINUTES

December 8, 2010

The meeting convened at 6:00p in the City Manager's Conference Room. In attendance were Chairman Richard Pantano, Members Tim Fraser and Ted Coates, and City Manager Jay Ash. Also present were Anthony Simboli Sr. and Patricia Simboli.

## MINUTES

Review of the October minutes was tabled.

## PUBLIC SPEAKING

Chrm opened with no one wishing to speak and then closed.

## URBAN RENEWAL – Emerald Block

Chrm Pantano welcomed Anthony and Patricia Simboli. Patricia said she came with good news, the GSA has selected the Chelsea site for the FBI Headquarters. This happened as a result of a comprehensive process and a team with top notch architects, engineers, security and finance professionals. The vote from GSA was unanimous. They first had contact about this possibility in March of 2007. They've had federal occupants in Chelsea property since 1992. Lease isn't sign yet. This is an enormous commitment to the site. The feds will lease the building from ACS. It represents a huge financial commitment. They have already put nearly \$1m into the project already. The City has been invaluable – thereby making ACS confident in the project. Can't make the investment they are without such confidence. The GSA has done exhaustive reviews on the project. Their success goes to the expertise, competence and hard work of the entire development team. They have a lawyer going over the lease now. Patricia then went over the site plan of the building.

Mgr Ash explained that ACS was in just as a courtesy, and that there would be a formal meeting in the future for the Board to review the project and its consistency with the urban renewal plan. The project is an as-of-right project and therefore only site plan review is required by the Planning Board. There are a few minor issues, but nothing that can't be worked out.

## URBAN RENEWAL – Chelsea Gateway

Chrm Pantano asked for an update on the hotel project. Mgr Ash said the hotel is all but done, and that a filing is only being held up by the developer wishing to reexamine if it should be a bigger project, now that the FBI has made its announcement. There will be some meetings with the development team in the upcoming weeks, and they will want to come by at the next meeting.

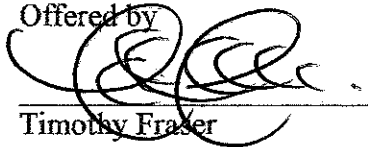
**URBAN RENEWAL – CROP**

Chrm Pantano asked for an update on CROP. Mgr Ash said there is no change, and that Marks Robinson and White are continuing to work the development and talking to many people.

**MOTION: To adjourn**

Offered by Mr. Fraser and seconded by Mr. Coates. On the motion, the Board voted 3-0 in favor, adjourning at 7:40p.

Offered by

A handwritten signature in black ink, appearing to read 'Timothy Fraser', written over a horizontal line.

Timothy Fraser  
Secretary