

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

MEETING MINUTES

January 29, 2013

The meeting convened at 6:05p in the City Manager's Conference Room. In attendance were Chairman Richard Pantano, Members Tim Fraser, Ted Coates and Anthony Gonsalves and City Manager Jay Ash.

PUBLIC SPEAKING

Chrm Pantano opened the meeting for public speaking. Hearing no members of the public wishing to speak, Chrm Pantano closed that portion of the meeting.

ADOPTION OF MINUTES

Mr. Gonsalves noted a typo in the first paragraph referring to April 2012 that should be April 2014.

MOTION: Adopt the minutes of the Dec meeting, as amended.

Offered by Mr Coates and seconded by Mr Fraser. On the motion, the Board voted 4-0 in the affirmative, thereby adopting the motion.

URBAN RENEWAL – Emerald Block

Chrm Pantano asked Mgr Ash for an update on the FBI project. Mgr Ash informed the Board that the project was status quo. He confirmed that the real estate deal was completed and that the federal lease for the land existed. He said that there is still negotiation ongoing between the developer, GSA and the FBI on what the final build-out would look like, and each is arguing the needs they have relative to the project. All are likely chasing more money in Washington to fund the updates to the plans they have had. Everyone is anxious to get things going, but a timetable has not be presented to the City for the project to begin.

Chrm Pantano asked if there was a change in construction cost and has the anniversary dates for construction to be commenced or completed changed. Mgr Ash said that a final cost is likely still being developed, as well as the construction timetable.

Chrm Pantano asked if ACS had been credible, and are all their "cards on the table." Mgr Ash said the ACS continues to work on the project, and has put a great deal of

energy and expense into the project. It is a complicated project and one that they continue to champion. They are the biggest loser if the project doesn't go forward.

Chrm Pantano said the Board should also look at protecting the City's interest, in terms of tax revenues and other lost opportunities. The Board has helped ACS greatly. Everyone needs to get the project going. Ash acknowledged the work of the Board, and noted that ACS has appreciated the efforts and is as anxious as everyone is to get the project moving.

Mgr Ash told the Board that good news was that the City is receiving a competitive MassWorks grant to help with infrastructure improvements in the area, and will be looking for additional MassWorks money to support more infrastructure for several projects, including the FBI.

Chrm Pantano asked if the grants were competitive. Mgr Ash said the grants are very competitive, and, as a result, the City has come up with a phasing plan to reduce the asks for each of the desired infrastructure projects.

URBAN RENEWAL – Chelsea Gateway

Chrm Pantano asked for an update on efforts with the EPA to get another hotel going. Mgr Ash said he was encouraged by the discussion with EPA to do a more substantial clean-up of the former Lawrence Metals site. The parties, including EPA, DEP and the developer, have been meeting and everyone seems to be on the same page in terms of making the site a cleaner site. There are still outstanding questions, like how much clean-up, who is going to pay for it, and when can it get started and completed.

Mr Gonsalves asked how the costs would be split. Mgr Ash said the current plan they are working on has EPA contributing \$1.5m, Mass Development \$250,000, the City \$1 million from the proceeds of the land sale, and the developer is putting up another \$400,000. Ash said a private sector deadline is what was needed here, so that all parties could work towards a conclusion of the discussions over the various agreements needed.

Mgr Ash said he was confident that everyone was on board and working with the best of intentions.

Mgr Ash also noted the City was working on another hotel possibility for the MWRA lot on Central Avenue. The City is planning on acquiring the land and RFPing for its reuse. More on this when the process begins. This is an FYI for the Board, as the Board has no formal oversight on the land.

URBAN RENEWAL – CROP

Chrm Pantano asked for an update on the CROP meeting. Chrm Ash said the project was progressing. Geopiers were being installed to support the foundation, a ditch was being dug to pour the foundation and then steel would be constructed atop the foundation for

the first floor. Then wood framing would happen above that. In terms of Phase II, there are some early discussions but nothing major to report.

OTHER

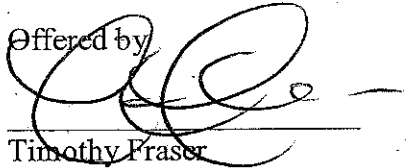
Mgr Ash informed the Board that he continued to have discussions about Billy Thibeault's property, including the potential of an 80,000 s.f. office building there. Nothing is even in the pre-development phase yet.

MOTION: To adjourn.

Offered by Mr Coates and seconded by Mr Gonsalves. On the motion, the Board voted 4-0 in the affirmative, thereby adjourning.

The meeting adjourned at 6:57p.

Offered by



Timothy Fraser
Secretary