

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

## MEETING MINUTES

September 18, 2012

The meeting convened at 6:00p 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

**MOTION: Adopt the minutes of the July meeting.**

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 – CROP

Chrm Pantano asked for an update on the project. Mgr Ash informed the Board that East Boston Savings was financing the project. The parties are working on the loan documents. The project appears to be a go. They still need to do some value engineering to reduce costs, but there doesn't seem to be any major hurdles in the way to prevent the development from happening. The City submitted a MassWorks grant to the State to help offset the public infrastructure costs. It is hoped that we'd hear something by November on that grant. Everyone is working towards the closing. The Board may wish to consider giving the Chrm the authorization to sign all the documents necessary to get to closing.

**MOTION: The Economic Development Board authorizes its Chairman, Richard Pantano, to execute, by and on behalf of the Board, such documents as may be necessary to convey City tax map parcels 56-4, 56-5A, 56-5B, 56-17, 56-19, 56-21, 56-22 and 56-23 to Chelsea North, LLC, in conformance with the Land Disposition Agreement entered into by the Board and Chelsea North on December 21<sup>st</sup>, 2011.**

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

Chrm Pantano asked how far along the building plans are for the project. Mgr Ash stated that he was told they had made significant progress.

#### URBAN RENEWAL – Chelsea Gateway

Chrm Pantano asked how the Residence Inn was doing. Mgr Ash said all reports were very favorable. The hotel is having an opening celebration on Sept 27<sup>th</sup>. The hotel reports great bookings, and the place looks great inside and out.

Mgr Ash noted that the next phase of the Chelsea Gateway development was proceeding. The City has been meeting with the EPA and DEP about the environmental condition of the Lawrence site. It has a high level of pcbs and both environmental organizations would like a higher level of cleanup than what the City had envisioned. This isn't necessarily a problem, as EPA is willing to put up some funding. The major issue is just making sure it is affordable at the end for a development to happen. There will be more testing to inform the decisions that need to be made about what will be required, and then how much it will cost.

Mr Coates asked if it is possible that more contamination might be found on the property through more testing. Mr Ash said yes, but EPA might be able to help out with some additional cost.

Chrm Pantano asked what the schedule might be. Mgr Ash said he could only ballpark it at this point. Fall would be legal and environmental review, the environmental work would be done during the late fall and into the winter. Construction could be in the spring or summer.

#### OTHER

Mgr Ash informed the Board that there were no updates on the FBI. Meetings had begun with MA DOT about easements on their properties or even getting rid of the salt pile there. The MBTA is looking at a potential Silver Line extension into the city. Infrastructure work on Everett and Spruce is going to help improve that area.

Mgr Ash said by the next meeting, we should all expect to have the land sold, have some better indication on the EPA work regarding the next hotel, and hopefully something on the FBI groundbreaking.

#### **MOTION: To adjourn.**

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

The meeting adjourned at 6:51 p.

Offered by

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

Timothy Fraser  
Secretary