

Worcester Jobs Fund Oversight Committee: Special Meeting

September 7, 2016

10:00am

CMWIB; 340 Main Street Suite 400, Worcester, MA 01608

Meeting Minutes

Attendance: Leonard Cooper, David Minasian, Jeffrey Turgeon, John McGovern, Dania Flores, Frank Kartheiser, Brian Brousseau (proxy), and Stuart Loosemore (proxy).

Guests: Jim Chacharone, Mel Chacharone, Harry Kokkinis, Paul Morano, & Kelsey Lamoureux.

- Co-chair L. Cooper welcomed everyone and called the meeting to order at 10:06 a.m. after a quorum was established.

Introductions:

- All attendees introduced themselves, their positions and their organizations.
- L. Cooper provided a brief history of the creation and mission of the Worcester Jobs Fund.

Discussion with Tax Increment Financing (TIF) Plan Applicant

- J. Chacharone provided a brief history of Chacharone Properties, LLC and explained the proposed projects at 65 Armory Street, 25 Southgate Street, and 17 Southgate Place at the South Worcester Industrial Park (SWIP). J. Chacharone noted that they are requesting approval of a TIF Plan from the Worcester City Council at the end of September. J. Chacharone explained that 65 Armory Street is proposed to be a modern, 8,000 square foot industrial building with no designated tenant, creating a minimum of 12 new, permanent, full-time employment opportunities. It was also discussed that 25 Southgate Street and 17 Southgate Place are proposed to become a 50,000 square foot, modern industrial building, with Table Talk Pies as the tenant, creating 50 full-time, permanent employment opportunities.
- B. Brousseau requested communication with the contractor in order to discuss project allocations for apprentices and residents of Worcester during the building phase.
- J. Chacharone stated that he would provide contact information for the contractor.
- P. Morano provided a description of the City's efforts to revitalize SWIP and reminded the committee that these parcels were sold by the City with pre-approved exemption schedules, but that each purchaser is required to earn individual approval as well.

10:18: F. Kartheiser joined the meeting.

10:20: J. Turgeon joined the meeting.

- H. Kokkinis provided a brief history of Table Talk Pies' activity in Worcester and their planned expansion at 25 Southgate Street and 17 Southgate Place as well as their new retail store

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opening on Green Street. H. Kokkinis expressed a commitment to keep production in Worcester because of their strong workforce and urban environment.

- D. Minasian inquired about the employee recruitment needs of Table Talk Pies.
- H. Kokkinis identified that Table Talk Pies is looking for individuals who are committed to adhering to Good Manufacturing Practices (GMP) and who care about the product they are manufacturing. Table Talk Pies has openings for food production line workers, dough/filling makers, machine maintenance workers, and Commercial Drivers (CDL Class A).

10:31: D. Flores joined the meeting.

- J. Turgeon proposed that he and K. Lamoureux begin discussions with South Worcester Neighborhood Center to see if a GMP-training can be offered to local residents looking to work in the new Table Talk Pies location.
- K. Lamoureux inquired about the current hiring capacity of Table Talk Pies and their expected timeline for hiring at the new facility.
- H. Kokkinis stated that they would have capacity to hire between 10-20 individuals from training cohorts now and once the new building opens in July 2017.
- D. Minasian requested details about the materials used to fabricate the new building.
- J. Chacharone stated that the building would use pre-engineered steel, blocks, and panels as its structure.
- D. Flores inquired about the energy plan for the company.
- H. Kokkinis stated that the building will use natural gas and while it does not have roof capacity for solar panels, mini turbines may be an option for emergency power.
- S. Loosemore commented that Chacharone Properties, LLC and Table Talk Pies have been longstanding, community-oriented companies and that this new project is an exciting opportunity for economic development and job creation in Worcester.
- P. Morano noted that the Economic Development Committee will meet on September 20th and the Worcester City Council will meet on September 27th regarding this proposal.
- B. Brousseau inquired about the reasons for the price remediation occurring on the parcels.
- P. Morano stated that there was a price reduction on the parcels due to a need to remove and replace some of the fill as well as to cap-off nearby utilities.
- K. Lamoureux requested that Chacharone Properties, LLC continue to update the Worcester Jobs Fund on the progress in finding a tenant for the 65 Armory Street parcel.
- J. Chacharone agreed to provide information about potential tenants for the 65 Armory Street parcel.

Adjournment:

- The meeting was adjourned at 10:56.

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