

## **Worcester Jobs Fund Oversight Committee: Special Meeting**

April 21, 2017

10:00am

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

### **Meeting Minutes**

WJF Oversight Committee Attendance: Leonard Cooper, David Minasian, Jeffrey Turgeon, Tom Maloney, & Karen Pelletier.

WJF Program Director: Kelsey Lamoureux.

Guests: Steve Rothschild, Paul Morano.

- Co-chair D. Minasian welcomed everyone and called the meeting to order after a quorum was established.

#### Introductions:

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

#### Discussion with Tax Increment Financing (TIF) Plan Applicant

- P. Morano provided a description of the City's efforts to revitalize the South Worcester Industrial Park and reminded the committee that these parcels were sold by the City with pre-approved exemption schedules. P. Morano provided a description of the proposed project at 49 Canterbury Street and stated that the project will be presented to the Economic Development Committee on April 25, 2017 for further review.
- S. Rothschild provided a brief description of his previous developments and explained the details of the proposed Armory Business Center Project at 49 Canterbury Street. The redevelopment project is anticipated to produce 20,500 square feet of modern, industrial, manufacturing space that will have the infrastructure to support up to 10 tenants. These spaces will serve a much needed niche market for small manufacturers in 2,000 or 4,000 square foot spaces. All units will be equipped with loading docks, 22-ft. ceilings, drive in door, cement floors, a handicapped accessible bathroom, natural gas, three phase electric, and an attractive entrance. An extensive selection process was used to find a local general contractor who was able to bid on the job with flexible specs and a maximum price point. The general contractor that was selected for the project was Poulin Construction, Inc. in Sterling, MA.
- J. Turgeon inquired about the expected timeline for the project. S. Rothschild stated that the project is ready to move forward as soon as city council approval is granted. The project is expected to break ground in the summer and tenants are anticipated to be in the building by

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January 2018.

- K. Lamoureux requested to be connected with the general contractor of the project in order to connect construction pre-apprenticeship graduates with potential employment opportunities with the subcontractors. S. Rothschild stated that he would connect K. Lamoureux with the general contractor as soon as possible.
- L. Cooper requested that local minority subcontractors are allowed to submit bids for the project. S. Rothschild stated that he would connect L. Cooper to the general contractor and would allow all local subcontractors to bid on the project.
- J. Turgeon asked for more information about how the Worcester Jobs Fund will be connected with local tenants and if the job training resources the Worcester Jobs Fund has may be beneficial for tenants to fill their employment needs. S. Rothschild stated that all tenants will be required to meet with the Worcester Jobs Fund as a part of their lease and that the anticipated positions within the building will be skilled opportunities for employers with small staffs. Although the Worcester Jobs Fund will be meeting with all of the tenants, S. Rothschild does not anticipate tenants being interested in starting training programs because their individual employment needs are low-volume and high-skill positions. Perhaps the Worcester Jobs Fund could administer training programs for the tenants as they leave the building and move onto larger manufacturing spaces.
- T. Maloney stated that many local building trades unions would be interested in bidding on the project and requested to be connected with the local general contractor as well. S. Rothschild stated that he would connect T. Maloney to the general contractor after the meeting.

Adjournment:

- At 11:10am D. Minasian adjourned the meeting.

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