

Worcester Jobs Fund Oversight Committee: Special Meeting

July 25, 2017

10:00am

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

Meeting Minutes

WJF Oversight Committee Attendance: Leonard Cooper, David Minasian, Karen Pelletier, Janice Ryan Weekes, & Lauren Morano (proxy).

WJF Program Director: Kelsey Lamoureux

Guests: Ray Quinlan, Ed O'Brien, Allen Fletcher, Paul Morano, & Stuart Loosemore.

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

Welcome and Introductions:

- All attendees introduced themselves, their positions and their organizations.

Overview of Worcester Jobs Fund:

- K. Lamoureux summarized the work the Worcester Jobs Fund has completed since it was created. D. Minasian explained the mission of the Worcester Jobs Fund and L. Cooper highlighted the Fund's commitment to creating opportunities for local individuals and businesses.

Discussion of Harding Green/Housing Development Project:

- A. Fletcher provided background information about the development trends in the Canal District and the need for more residential space in the neighborhood. The proposed project has recently been named a Housing Development Certified Project, and will create 70,000 square feet of mixed-use space at 152 Green Street and 220 Harding Street. The residential portion is being considered for a Tax Increment Exemption Plan and will create 48 market-rate apartments with competitive amenities for tenants. The target demographics for the tenants will be young professionals and will be priced at rents of \$2 per square foot. Below the apartments, will be a 20,000 square foot public market and restaurant with opportunities for between 20 and 30 local vendors to sell their products. The public market will offer local vendors spaces starting at 100 square feet and will be economically accessible for local start-up vendors. The products sold in the market are anticipated to be high quality food products for low costs to consumers.

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- K. Pelletier inquired about their plan for advertising to potential tenants. A. Fletcher stated that they are planning to start advertising the apartments several months before program completion.
- D. Minasian asked if there are any hiring guidelines included in the TIE Plan. R. Quinlan discussed the process they used to hire the general contractor and the process that is currently being used to find sub-contractors. The selected general contractor, Cutler Construction, is finding at least 3 pre-qualified sub-contractors for each trade that will be invited to bid on the project. R. Quinlan stated that preference will be given to local sub-contractors. D. Minasian noted that in this potential TIE plan, there should be additional emphasis on selecting contractors with strong reputations for upstanding practices. E. O'Brien explained their badging process for all employees on the project. D. Minasian inquired about the grievance process in place for the project in the event that it is needed. E. O'Brien, A. Fletcher, and R. Quinlan all offered to be directly involved in addressing any grievances personally, if they occur.
- L. Cooper inquired about the process for local minority-owned subcontractors to be considered. E. O'Brien suggested that local subcontractors contact him immediately to complete the necessary paperwork to be considered.
- E. O'Brien noted that if the project is completed as planned, it will open in Fall of 2018. D. Minasian asked if the public market project will be connected to the Food Hub Project. A. Fletcher noted that partners of the Food Hub Project have already been involved in discussions regarding the sale of local produce at the public market.
- J. Weekes requested that housing applications be well advertised so that local individuals can apply for the opportunity to live in the new apartments.
- D. Minasian inquired about the nearby housing opportunities. P. Morano noted that there is not a lot of housing in the Canal District and that the local area has over 50 food service locations that would benefit from more housing nearby.

Next Steps:

- Attendees reviewed next steps and distributed relevant contact information.

Adjourn:

- The meeting was adjourned at 12:00pm.

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