



Westfield Redevelopment Authority Meeting

August 9, 2016

Municipal Building, 59 Court Street, Westfield, MA, Room 315

8:00 AM.

MEMBERS PRESENT
 MEMBERS ABSENT

STAFF

Kathy Witalisz, Chair
 William Parks, Vice Chair
 Mark Morin
 Ali Salehi
 Tom Woodson

Joseph Mitchell, Executive Director
 Christine Fedora, Office Manager

Others in attendance: Calvin Annino, Legal Counsel
Bob LaVita, Kennedy/Jenks Consultants

1.) The above members were in attendance.

2.) Approval of June 14, 2016 meeting minutes.

Mr. Parks MOTIONED, seconded by Mr. Woodson to approve the minutes. Chair Witalisz asked if there was any discussion. With no further discussion, the minutes were approved as submitted. All in favor. None opposed. MOTION PASSES.

3.) WRA FY 2016 and FY 2017 Financial Summary

Executive Director Mitchell gave a brief review of the financials. At the close out of FY 2016 there was a balance of \$555,342.51, at the start of FY 2017 there is \$555,342.51. He noted currently there is approximately \$1,400.00 in outstanding checks for legal services. He also noted the city has approved an additional \$20,000.00 which will be forwarded to the WRA in mid fall.

4.) Elm Street UPR property acquisition

a. Briefing on acquisition process by Bob LaVita of Kennedy/Jenks Consultants.

Mr. LaVita gave a brief history of his background. He was employed at the MBTA and retired in 2002; he is currently working at Kennedy/Jenks. He noted he was hired by the PVTA for the acquisition and relocation of the Flahive property.

b. Discussion of process and timeline

Executive Director Joe Mitchell informed the members he has requested 2 appraisals. A brief discussion regarding the access issue to the Romani property and reasons why the city is not being allowed access. It was noted that Mr. Mitchell met with Bernie Romani earlier in the spring and indicated that granting access was not likely.

Mr. LaVita informed the Authority the owner claims he owns the personal property, noting he might be entitled for payment but an inventory needs to be taken. Placing a value for relocation of the personal property may be a challenge unless access to the property is granted.

Executive Director Mitchell handed proposed schedules to the members. He briefly reviewed the proposed time line.

- 9-6 It is the hope the appraisals will be complete
- 9-9 An offer letter to be sent to the property owners. It was noted that there are 3 properties that will involve the WRA.
- 10-4 WRA could approve the Notice of Intent to Take which would start the 30 day clock.
- 11-1 Properties could take by eminent domain. He noted this is optimistic it would probably be closer to the beginning of the New Year.

The Authority inquired as to the development piece. Executive Director Mitchell indicated his current efforts are primarily in the acquisition, relocation and demolition components of the project. He noted he did meet a couple developers at the Western Mass. Developers' Conference in the spring who could be helpful in writing an RFP for the combined site.

5.) Brief overview of other projects

Other projects

Executive Director Mitchell indicated he is waiting to hear if there will be funding available from Mass Development for the Turnpike Industrial Park pre-permitting effort.

City View Commons: Executive Director Mitchell informed the Authority that Mass Development is not interested in City View Commons. They would prefer to focus on real estate development that leads to business development as opposed to residential.

Motion adjourn at 8:30.