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**Westfield Redevelopment Authority Meeting**

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**February 7, 2017**

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

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8:00 AM.

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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: WRA Counsel Cal Annino,  
City of Westfield Counsel Susan Phillips  
Bernard Romani  
Dan Desrochers, Reporter

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1.) The above members were in attendance.

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2.) Approval of 1-25-17 meeting minutes.

Member Woodson MOTIONED, seconded by Member Parks to approve the Open Session and the Executive Session of the 1-25-2017 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.

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3.) WRA FY 2017 Financial Summary

Executive Director Joe Mitchell updated the members on the financial summary; he noted the financial summary is basically the same with the exception of the \$20,000.00 covering the FY 17 budget allotment from the city which has been deposited into the WRA account. There being no further discussion Member Woodson MOTIONED, seconded by Member Parks to accept the Financial Summary. All in Favor.

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4.) An Order of Taking by eminent domain to advance the Elm Street Urban Renewal Plan:

- a. 0 Church Street Westfield
- b. 11-13 Church Street Westfield
- c. 56-58 & 64-66 Elm Street Westfield

Executive Director Joe Mitchell gave a brief summary of the history which lead to the taking as being presented to the members. The Elm Street Urban Renewal plan as approved in 2013 and

funds were allotted for the 4 parcels for the taking he noted 2 of the parcels are being treated as 1 parcel due to the fact they are owned by the same party and are adjacent. Additionally, treating them as one parcel is considered the “highest and best use” and would bring the greatest value to the current owner. Executive Director Mitchell noted that the appraisals were approved by DHCD and that the owners realize negotiations can still continue. Chair Witalisz noted the Board has done everything that is required of the board and this is the execution portion of the process.

The Members of the Westfield Redevelopment Authority (“WRA”) met in Open Session for purposes of taking for itself in fee simple by eminent domain 4 (four) properties located in the Elm Street Urban Renewal Area. The properties are described as:

- 0 Church Street Westfield, Parcel 55-152
- 11-13 Church Street Westfield, Parcel 55-74
- 56-58 Elm Street Westfield, Parcel 55-72
- 64-66 Elm Street Westfield, Parcel 55-71

Appraisal Reports for each property had been examined and discussed previously by the WRA and were available for the Members’ review. The Members determined that the acquisition of the Property is consistent with, and necessary for, the implementation of the Elm Street Urban Renewal Project. Also available for Members review were letters of approval for acquisition from the Massachusetts Department of Housing and Community Development (the “DHCD Approval”) dated December 20, 2016 and January 23, 2017.

Having given proper notice to the property owners pursuant to M.G.L. c. 79, §5C via letters dated December 27, 2016 and after discussion the Members voted unanimously as follows:

VOTED: That, the WRA takes for itself in fee simple by eminent domain, the real property identified as 0 Church Street Westfield, Parcel 55-152 for the pro tanto sum of Six Thousand Two Hundred Thirty Dollars (\$6,230) as just compensation for the acquisition of the property;

Roll Call:

|                |   |     |
|----------------|---|-----|
| Mark Morin     | - | Yes |
| Ali Salehi     | - | Yes |
| Thomas Woodson | - | Yes |
| William Parks  | - | Yes |
| Chair Witalisz | - |     |

VOTED: That, the WRA takes for itself in fee simple by eminent domain, the real property identified as 11-13 Church Street Westfield, Parcel 55-74 for the pro tanto sum of Two Hundred Twenty Thousand Dollars (\$220,000) as just compensation for the acquisition of the property;

Roll Call:

|                |   |     |
|----------------|---|-----|
| Mark Morin     | - | Yes |
| Ali Salehi     | - | Yes |
| Thomas Woodson | - | Yes |
| William Parks  | - | Yes |
| Chair Witalisz | - |     |

VOTED: That, the WRA takes for itself in fee simple by eminent domain, the real properties identified as 56-58 and 64-66 Elm Street Westfield, Parcels 55-72 and 55-71 for the pro tanto sum of One Hundred Sixty Thousand Dollars (\$160,000) as just compensation for the acquisition of the property;

Roll Call:

|                |   |     |
|----------------|---|-----|
| Mark Morin     | - | Yes |
| Ali Salehi     | - | Yes |
| Thomas Woodson | - | Yes |
| William Parks  | - | Yes |
| Chair Witalisz |   |     |

VOTED: That Kathleen M. Witalisz, chairperson of the WRA, is hereby authorized and directed to execute any documents on behalf of the Westfield Redevelopment Authority necessary to effectuate these acquisitions.

Roll Call:

|                |   |     |
|----------------|---|-----|
| Mark Morin     | - | Yes |
| Ali Salehi     | - | Yes |
| Thomas Woodson | - | Yes |
| William Parks  | - | Yes |
| Chair Witalisz |   |     |

Executive Director noted he had completed a draft order of taking and it will be recorded tomorrow, or Friday. Additionally, he was hoping to hand deliver checks for the just compensation to the property owners by the end of the week.

Counsel Annino noted the Authority has 60 days to make the pro tanto payment if that does not occur the owners have the right to go to court.

Executive Director Mitchell noted PVRTA is moving along on their schedule. The ribbon cutting was scheduled for April 24, 2017 but may be possibly moved to May 1, 2017.

The next meeting is scheduled for March 7, 2017.  
Motion to adjourn at 8:21.