



Westfield Redevelopment Authority Meeting

January 3, 2023

Municipal Building, 59 Court Street, Westfield, MA, Room 315  
8:00 AM.

MEMBERS PRESENT

STAFF

MEMBERS ABSENT

Kathy Witalisz, Chair

Peter J. Miller, Acting Executive Director

William Parks, Vice-Chair

Christine Fedora, Office Manager

Mark Morin

Tom Woodson

1.) Roll call

Chair Witalisz called the meeting of the Westfield Redevelopment Authority to order at 8:14 am. The above members were in attendance.

2.) Approve minutes of December 6, 2022 Meeting.

Member Parks MOTIONED, seconded by Member Woodson to approve.

Chair Witalisz asked if there was any further discussion, additions or deletions.

Member Woodson stated on page 2 regarding Leo's it should read "ready" to go not red to go.

Page 2 under Santanders "he heard" should read Under Agreement or Pending Sale.

Chair Witalisz asked if there was any additional discussion? There being no further discussion.

Motion carried to approve as amended. Motion carries. All in favor.

3.) Reports of Committees

a. WRA Financial Summary

Mr. Miller stated the deposit from 22 was made in March, another deposit will be made in February.

Member Parks MOTIONED, seconded by Member Woodson to approve the financials. All in favor. Motion carries.

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4.) Report of the Executive Director

Mr. Miller updated members on the status of the documents for bids for the Elm Street Project. The documents for the bids are due tomorrow, January 4, 2023 for advertisement on Wednesday, January 11<sup>th</sup>. The aim is to have the bids opened on the second Tuesday of February the 14<sup>th</sup>.

The goal for the opening of the plaza remains to be July 1<sup>st</sup>. The Mayor has asked Mr. Miller to think about programming events to take place at the plaza this summer. Some suggestions Mr. Miller offered were Friday night Brewers night, concert series, activities oriented towards kids.

Mr. Miller informed members of the progress being made on storefronts.

- ✓ Clemenzas previous location is moving forward, they are ready to sign for the building now. They are planning on doing a full façade including garage doors that will open for good weather.
- ✓ Leo's previous location is moving forward as well, they are on track for an opening in April or May.
- ✓ Ma Ma Cakes previous location is moving forward with Hot Oven Cookies
- ✓ Crave Café – Fast Feet building's owner (Peter Stasz) has contracted with a lead removal company. The company has been paid in full they are waiting for the contractor to come in.

Chair Witalisz mentioned that W.O.W. and Art Works might be interested in having events.

Mr. Miller also mentioned the City is looking to have a Cultural District for the downtown. Michaela of his office has taken the reigns on that project. The Authority briefly discussed the management of the plaza. Mr. Miller informed them he would be the manager of coordinating the events given that the WRA has an agreement with the Off Street Parking Commission, that is part of his department. The Authority had further discussion regarding possible uses for the plaza.

Mr. Miller informed members of a Brownfield's issue at the former location of a Dry Cleaners located on School Street. The city has used the property so once the city used the property they cannot go back to the previous owner to resolve.

Mr. Miller reviewed projects that might be coming next for the WRA.

- Riverfront Waltham Grinding
- Old G & E plant
- City View Commons

Chair Witalisz asked if R.F.P.'s are still necessary if someone comes in with a project? She felt an RFP might have to be done again at some point.

Mr. Parks MOTIONED, to adjourn at 9:05.