

  
**Downtown & Economic Growth Committee Meeting**  
**Monday, June 22, 2015 @ 6:30 PM**  
**Council Chambers – City Hall**

The Downtown Economic Growth Committee of the Quincy City Council met on Monday, June 22nd at 6:33 pm in the City Hall Council Chambers for with Committee Chairman Douglas S. Gutro presiding. Present were Committee Members Councillor Croall, Councillor Hughes, Councillor Laforest, and Councillor Palmucci. Councillor Coughlin, Councillor Finn, Councillor McFarland, Councillor McNamee and Council Attorney James Shea were also in attendance.

**2015 – 090 –**  
**Urban Revitalization and Development Plan (URDP) Amendment #3**

 Committee Chairman Gutro read the open meeting law

In attendance – Dennis Harrington – Planning Director

Paul Hines – Solicitor

Frank Tramontozzi – Mayors Office

Robert A. Fishman – Attorney - Nutter McClennen & Fish - Partner

 Dennis Harrington – Planning Director introduced consultants/presenters –

Jeff Fassa - BSC Group – Urban Redevelopment Consultant

Fred Pulitzer – RKG Associates – Financial Plan

Mr. Fassa gave an update on revitalization activities and current revitalization plan

 Fred Pulitzer – reviewed

Quincy Center Development Basis & Timing

New Development Program

Public Infrastructure Investment – Estimated Total - \$145 Million

Phase 1 - \$9M - Phase 2 - \$38 Million - Phase 3 - \$67 Million -Phase 4 - \$31 Million

Funding Sources – District Improvement Financing (DIF) Bonds, General Obligation Loans, I-Cubed & Other Sources including Local enterprise funds, Federal & State Grants

 Councillor McNamee questioned Fred Pulitzer on the

▶ Councillor Palmucci Thanked the administration for its quick response to questions and for Attorney Shea for his assistance. Questioned the policies that were accepted as part of the original LDA/URDP

▶ Councillor Finn asked for documenting of what is in the Covenant and what will be paid going forward Paul Hines will provide documents, plans and figures to the council for the Covenant with West of Chestnut LLC

▶ Councillor Gutro

▶ Councillor Croall

▶ Councillor Hughes

▶ Councillor Finn

▶ Councillor McNamee

▶ Councillor Laforest

▶ Councillor Gutro

▶ Councillor Palmucci - Would like to add the below language -  
After last sentence of 12.02 (3) Section (2): Overall Redevelopment Strategy – D. Administrative Review Process  
- Urban Redevelopment Covenant:  
Any urban redevelopment covenant is deemed to have inherit value to the City and shall be approved by the City Council

▶ Councillor Finn

▶ Councillor Gutro

▶ Councillor Palmucci

▶ Councillor Hughes

▶ Councillor Croall

▶ Councillor Gutro –

▶ Attorney Shea

▶ Councillor Laforest

▶ Councillor Hughes

▶ Councillor Palmucci

▶ Councillor Gutro

▶ Councillor Finn

▶ Councillor McFarland

▶ Councillor Palmucci - Would accept the below as a friendly amendment the below language -

After last sentence of 12.02 (3) Section (2): Overall Redevelopment Strategy – D. Administrative Review Process  
- Urban Redevelopment Covenant:

Any urban redevelopment covenant is deemed to have inherit value to the City and shall be approved by the  
Planning Board

Motion passes with a 5-0 Roll Call Vote

▶

▶ Councillor Gutro/Paul Hines

▶ Motion 5-0 passes

▶ Councillor Gutro

▶ Scheduling of Committee meeting for Business Owners and will be invited by Councillor Gutro

▶ Councillor Hughes

▶ Councillor Palmucci

▶ Councillor Finn to hold joint finance on the next committee meeting

Adjournment at 10:13 PM