

**Downtown & Economic Growth Committee Meeting**  
**Monday, September 29, 2014 @ 6:30 PM**  
**Council Chambers – City Hall**  
**Public Hearing**

The Downtown Economic Growth Committee of the Quincy City Council will meet on Monday September 29th at 6:30 pm in the City Hall Council Chambers to review the status of the Downtown Redevelopment Project, including issues related to the following Council Orders now pending in committee:

2014 – 11 -Request for Quarterly Updates on the ongoing Quincy Center Project

2014 – 127 - Council seeks financial audit on Quincy Center Redevelopment spending

Reports by the Administration and Auditor on Downtown Redevelopment Project Expenditures including:

LDA Consultants Fund - Funded by Street-Works for the City's consultants during  
the LDA

Street-Works Fund - Funded by Street-Works for fillings and extensions

I-Cubed or other sources - Adams Green financing and schedule

The meeting was called to order at 6:40 PM. by Downtown & Economic Growth Committee Chairman Gutro  
Present were Councillor Coughlin, Councillor Croall, Councillor Hughes and Councillor Laforest. Committee  
Member Councillor Palmucci was absent.

▶ Meeting began at 6:40 pm

Downtown Economic Growth Committee Chair Gutro read the Open Meeting Law

Also in attendance -James Fatseas – Mayors Chief of Staff

Dennis Harrington – Planning Director

Robert Stevens – Planning Department

Jim Timmons – City Solicitor

▶ Susan OConnor – Auditor – Summarized State & Federal Grants Totaling \$ 32,191,000.00

State Grants Totaling - \$18,509,311.38 Expended – \$13,519,869.86 Encumbered - \$356,969.51

The Downtown Revitalization Grant is the only grant that has money available -\$2,664,149.53

Federal Grants Totaling - \$13,682,183 Expended - \$799,981.81 Encumbered - \$978,300

Total in Grants 2004 – 2014 - \$32,191,494.38

American Recovery Reinvestment Act (ARRA) Federal funding \$2,000,000 was received that did not come into the City books but went right to the contractors thru Federal Government  
Mass. Highway funding - \$5,000,200.00 was received but did not come into the City but went right to the contractors thru Mass. Highway

There were no City matches on any of these grants

- ▶ Dennis Harrington – Discussed how the funds in the Fund 3204 - Downtown Revitalization were used as well as reviewing summary of the Quincy Center Revitalization Initiatives State and Federal Funding sources document
- ▶ Susan OConnor – DIF \$37,000,000 Revised Budget. There were two council orders – 2005 – 245- \$10,000,000 for Land Acquisition and 2007-107 \$30,000,000 for DIF. Total Expended to date \$31,377,272.11, Encumbrances of \$1,214,875.39 – Available Balance of \$4,407,852.50.
- ▶ Councillor Gutro – DIF account will be taken up in further meetings and spreadsheets with a detailed breakdown of each expenditure will be provided at that time.
- ▶ Susan OConnor - Section 4.05 of LDA – LDA Fund #4534 – LDA Consultants \$825,000.00, \$284.83 in interest has been received, \$812,714.86 has been paid to consultants, \$269.50 in Quincy Sun invoices paid, and \$7,950.00 in open purchase orders for consultants that leaves the fund with a current balance of \$4,350.47. The Auditor went through her breakdown of the expenses by vendor for this account.

Councillor Hughes question if the Street-Works replacement will have a similar LDA

James Fatseas – Going forward it will not be the same LDA. The Street-Works LDA contract was a unique situation.

- ▶ Dennis Harrington – Walked Council through all the expenditures in Fund 4534 - LDA Consultants-

Cosgrove, Eisenberg & Kiley – Mayors Council – LDA Negotiator from beginning to conclusion

Delahunt Group – Permitting and Grants – Worked with State & Federal officials to move things forward

Future funding will come from DIF Planning

Epsilon Associates – MEPA (Mass. Environmental Policy Act)

Horsley Witten Group - Environmental Consultants for Town Brook Peer Review

Jacob Engineering Group – Garage under Kilroy Building Plans

Kleinschmidt – Town Brook Lawsuit - Experts

Nutter McClennen & Fish- Wrote and advised on LDA and is under contract till 12/31/14

RKG Associates – Real Estate Economist – Reviewed DIF & I-Cubed Status

Stephen J. Wessling Architects – Architect on Merchants Row

Stephenson Design Group – StreetWorks Engineering firm to testify at wetlands appeal on relocation

Tighe & Bond – Peer Review on walls for Kilroy Garage

W-ZHA LLC – Construction Financial Consultants – Advise on financial feasibility & cost of projects

Woodard & Curran – Peer Review/Consultant for MEPA or utilities on Chestnut St. & Cottage Ave  
Quincy Sun – Advertising for Bids/Proposal

- ▶ Susan OConnor – Section 3.02 of LDA Fund #4535 – StreetWorks Filings and Extensions - Received \$800,050 in Revenues from StreetWorks – \$1,518.57 Interest Earned – Encumbrances of \$300,000 for Redgate contract - \$551,414.73 reclass memo to transfer this amount to the Downtown Revitalization Account for monies spent on Ross Garage - Available Balance of \$103.84
- ▶ Dennis Harrington – Walked Council through all the expenditures in Fund #4535- StreetWorks Filings and Extensions. Reclass Memo was for demolition of garage extension & utility work at Granite St. & Parkingway that was paid for out of Downtown Revitalization Account and new Redgate Contract was paid for out of this account
- ▶ Dennis Harrington – Walked Council through all the Adams Green project – \$6,000,000 of Federal stimulus and State funding money not city funds. Park design should be completed by end of 2014. City has filed for additional state funding for the building of the park portion. Utility work is not eligible for I-Cube. I-Cube was for park not for city utility issues discovered.
- ▶ James Fatseas – Adams Green Funding – Mayors is in talks with State Legislature for I-Cube and alternative funding sources for the park. Work currently being done is infrastructure work being done now is a DOT project. State is monitoring current infrastructure work being done. They are perusing all other funding sources.

**Future Meetings Downtown & Economic Growth Committee Meeting -**

Monday, October 27, 2014 6:30 PM Downtown & Economic Growth Committee –  
District Improvement Financing (DIF) Update

Wednesday, November 5, 2014 6:30 PM Downtown & Economic Growth Committee –  
District Improvement Financing (DIF) Update

Motion to adjourn by Councillor Hughes, Seconded by Councillor Croall

Meeting adjourned at 8:34 pm