



COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

2/27/2023

Virtual Meeting*

Worcester, MA

6:00pm

*This meeting was conducted virtually/remotely, using the WebEx on-line computer meeting platform to allow participation by computer or by phone [in accordance with the stated preferences of CDAC members].

DRAFT - MEETING MINUTES

CDAC present: Jack Newton (chair), Bryan Milward (vice chair), Emmanuel Larbi (recorder), Suzanne Graham Anderson (logged in 6:16 pm), Michael Murphy, Taylor Neil, Joel Wallen

CDAC absent: Lizbeth Perez Rodriguez, Pamela Stolz

City Staff: Greg Baker, Jared Sas, Anthony Miloski

Meeting was video recorded and is available at the following link:

<https://play.champds.com/worcesterma/event/1675>

1) Call to Order

The meeting was called to order at 6:08 pm. The following items had been e-mailed to each CDAC member prior to the start of the meeting:

- Agenda
- Minutes from 2/13/2023

2) Roll Call

A roll call of CDAC members in attendance was conducted by city staff.

3) Review and Approval of 2/13/2023 meeting minutes (vote needed)

The vote of approval of the 2/13/2023 minutes was deferred to the next meeting.

4) Discussion of Year 49 RFP Public Facility and Interdepartmental Applications from master binder table of contents as follows: (#18) African Community Education through to (#26) Inspectional Services Department.



The following Year 49 RFP Public Facility and Interdepartmental Applications from master binder table of contents: (#18) through to (#26) as listed below were reviewed and discussed.

Public Facility Renovations

18. African Community Education Program – Site Accessibility Upgrades
19. Boys and Girls Club of Worcester – Flooring Rehab
20. Church of God Pentecostal Salvation Rock – Emergency Shelter Renovations
21. Edward M. Kennedy Community Health Center – ADA Equipment for Urgent Care Services
22. Friendly House – ADA Facilities Upgrades
23. Living in Freedom Together (LIFT) – Jana’s Place Renovations

Interdepartmental

24. Housing Development Division – Affordable Housing Programs
25. Inspectional Services Department – Systematic Housing Inspection
26. Inspectional Services Department – Demolition of Spot Slum and Blight

Greg Baker noted that the number of non-profit organizations and amount of CDBG funds requested this year for public facilities improvements was more than the typical \$200,000 - \$300,000 total requested in recent years.

Within the category of Interdepartmental applications, city staff reported that the availability of funds from the American Rescue Plan Act (ARPA) and other resources has led to an increased amount of resources being available for affordable housing development and business assistance such that Interdepartmental (City of Worcester) request for assistance was minimal from the Housing Development Division and deferred relative to the Business Development Division. The Neighborhood Development Division also did not apply for funding this year and will focus its efforts on the drawdown of public facilities funds, particularly in Green Island in which the anticipated completion of underway engineering and design work will allow for public facilities improvements projects to proceed.

CDAC members asked for clarity regarding the use of additional state funding earmarked for capital improvements for the African Community Education program site.

Regarding the Boys and Girls Club of Worcester proposal, it was noted that the amount of CDBG requested was 100% of the project cost with no other sources of funding identified. It was also noted that although their facility was a relatively modern building of recent construction, there has been an ongoing need for major building renovations at the facility over the last couple of years.

It was asked to the extent of which the Church of God Pentecostal Salvation Rock proposed emergency shelter renovation project would be viable if only a portion of their relatively large request were to be funded. It was also noted that CDBG funds requested amounted to 100% of the project cost with no other sources of funding identified. There were questions with regard of their facility’s ability to provide backup electricity and heating in event of power outages.



Some additional research is needed regarding the eligibility of the EM Kennedy Community Health Center's proposal to purchase 4 ADA compliant examination tables. To be eligible for CDBG, equipment/items to be acquired as part of a public facilities improvement project, cannot be temporary or moveable, but must be determined to be eligible as a permanent, fixed facility asset(s).

Recent experience with Friendly House by city staff indicates that while the agency continues to excel regarding the delivery of human services, their most recent facility improvement project was subject to delays which was attributed to their lack of a dedicated public facilities project manager.

There was some confusion regarding the Living in Freedom Together (LIFT) – Jana's Place Renovations proposal. As it pertains to their anticipation of receiving additional resources through the American Rescue Plan Act (ARPA), city staff noted that although they have been recommended for ARPA human service funds to support their Harbor Program, they have not been recommended to receive funds through ARPA for facility improvements.

There was some discussion and review of the Interdepartmental applications on behalf of the Housing Development Division – Affordable Housing Programs, Inspectional Services Department – Systematic Housing Inspection and Demolition of Spot Slum and Blight. A CDAC member asked if proposed number of housing inspections under the Inspectional Services proposal would be achievable.

5) Next Steps – Confirmation of attendance/participation for upcoming applicant presentations at Worcester Senior Center

There was a discussion and confirmation of in-person attendance/participation by CDAC members for the upcoming applicant presentations to be held at the Worcester Senior Center on Thursday, 3/2/2023 (starting at 5 pm).

A follow-up CDAC meeting was proposed by city staff for 6 pm, Monday, 3/13/2023 to review application scores on behalf of CDAC members.

6) Adjournment

As there were no more items, a motion was seconded and passed to vote to adjourn the meeting. CDAC voted by roll call 7-0 to adjourn the meeting at 7:08 pm.