

## **CURRENT PROJECTS**

### **Urban Renewal Plan**

The City has hired the consulting firm BSC Group to draft a final Urban Renewal Plan (URP). Based on recommendations from the site analysis and community input process, the Consultant is working with the URP Steering Committee and City personnel to generally define the area for further study as a potential urban renewal area consistent with state requirements for an urban renewal designation. The Consultant will ensure that the URP for the selected project area meets the requirements of M.G.L. Chapter 121B. A number of public meetings will be conducted from November 2009 through January of 2010 to incorporate input from local residents, public officials, and business leaders.

Once the Urban Renewal Plan is completed in a draft form, the Consultant will work with Department of Community Development and Planning personnel to obtain the necessary local approvals from the GRA, Planning Board and City Council, with final municipal approval anticipated in February of 2010. Concurrently, meetings with the Massachusetts Department of Housing and Community Development (DHCD) will be held to review a draft of the plan for preliminary review and comment prior to submitting the final copy for official approval. The Consultant will work with the City in making plan modifications, revisions, and/or providing additional information in response to comments raised by DHCD during the Urban Renewal Plan review and approval process. A final decision from the DHCD is anticipated in the spring of 2010.

### **Heywood Hospital**

Although the economy is in recession, Heywood Hospital has broken ground on a \$34 million, 72,000-square-foot addition that will create the Watkins Acute Care and Emergency Center at its campus on Green Street. The addition will provide two floors for inpatient services, while allowing the hospital to meet its current needs and better serve the northern Central Massachusetts community in the future. The hospital's intensive care unit and its medical, surgical and telemetry services will be moved to the second floor of the addition. The third floor will remain empty for now, but will eventually house the medical surgical unit.

The project will be built in two phases. The first phase includes construction of the emergency center on the first floor at a cost of \$30 million; the second phase involves the completion of the second floor at a cost of \$4 million. Phase I of the project began in the summer of 2008 and is expected to take 19 months to complete. A timeline for Phase II has not been determined. The expansion was made possible in part by a \$5 million donation pledged by Edward G. and Karen Watkins and the Watkins Family Foundation. Mr. Watkins is the former president of Simplex Time Recorder Co., and the addition is named in honor of the Watkins family.

### **Specialty Wholesale Supply Corp.**

Specialty Wholesale Supply, Inc. (SWS) is New England's premier source for vinyl windows, fencing, railing, interior and exterior doors, hardwoods, custom millwork, and many other quality products. The Company plans to expand its current operations at 101 Linus Allain Avenue, which is located within the City's East Gardner Industrial Park. The expansion will include increased manufacturing of the company's vinyl windows and doors for residential

construction, and an introduction of manufactured wooden roof trusses for residential construction. This expansion will require a 28,000 square foot manufacturing facility, which is estimated to cost \$1,200,000 with the purchase of approximately \$800,000 worth of capital equipment to support the manufacture of wooden trusses for total private investment of \$2,000,000.

### **Royco Distributors, Inc.**

Royco Distributors, Inc., a wholesale distributor of petroleum products and lubricants, is constructing a 5,000 square foot addition to its facility located in the Colony Road industrial area of the City. The addition will allow the company to increase product inventory to meet additional customer demands.

### **S. Bent Mill Project**

The City acquired the former S. Bent & Bros. furniture manufacturing facility, through the tax title process, in early 2007. The 27 acre property was secured and the City proceeded to demolish three unsafe structures and had a measurement study prepared to assist in the future marketing of the property. In December of 2006, the City entered into a Memorandum of Agreement with the MassDevelopment Finance Agency to fund the cost of a Phase II Environmental Site Assessment (ESA). The Phase II was completed mid-2007, the results of which identified three areas of concern that were assigned Release Tracking Numbers (RTNs) by the DEP. In response to this report, the City successfully applied to the EPA for Cleanup funds and was awarded \$200,000 on October 1, 2007 for the cleanup. The City also received a \$46,786 grant from the DEP to assist in the cleanup. This work was completed in September 2008. Results of this cleanup have been compiled in a close out document which has been submitted to the state for approval.

Soil remediation at the site is complete; however, according to a hazardous materials survey conducted with funds secured through MassDevelopment's Brownfields Program in 2007, an additional \$750,000 will be needed to remediate hazardous materials associated with over 250,000 square feet of vacant, decadent mill buildings. The City retains \$40,000 of unexpended funds from the 2007 EPA cleanup grant, and will combine these funds with approximately \$290,000 of demolition funds received through the Massachusetts Department of Housing and Community Development to perform demolition and remediation activities on selected areas of the site. This is being implemented in a continued effort to make the site pad-ready for future redevelopment.