

# TAUNTON REDEVELOPMENT AUTHORITY

## MEETING MINUTES

April 4, 2022 at 2 pm

Taunton City Hall, 15 Summer Street, Taunton  
Silver City Conference Room, 2nd floor

Members Present:

Chris Coute  
Ed Correira  
Larry Silvia  
Jeff Pagliuca

William Roth, OECD/TRA Ex. Director was also in attendance.

Dennis Ackerman was also in attendance.

Call to Order at 2:00 pm: A quorum was present.

Mr. Roth reviewed the interview format and provided the Authority with a set of recommended questions. Mr. Roth also indicated that the Dukakis Center withdrew their proposal; therefore, only 2 firms will be interviewed today.

Discussion on the questions and review criteria occurred.

### 2:45 – 3:15 – Stantec Interview:

Allison Laflore (Project Manager), Steve Carney(Principal in charge) and Nels Nelson(Technical Lead) were the team that gave the presentation.

Stantec gave a presentation of their scope, methodology and services. Discussion between the Stantec team and the TRA occurred.

- Stantec provides professional consulting services in planning, engineering, architecture, interior design, landscape architecture, surveying and geomatics, environmental sciences, project management, and project economics for infrastructure and facilities projects.
- Stantec has a grant writing division.
- Stantec has access to environmental experts along with funding.
- Stantec has an urban mobility division which specializes in traffic and parking.
- Projects include:
  - Downtown Brockton URP which included 500-1000 units of multi-family housing, converting one way streets to two way streets and pop up parks.
  - Housing included mixed income, but mostly market rate.
  - Downtown Attleboro URP: instrumental in revitalizing Sun Chronicle building.

- Stantec focuses on a smaller area projects to achieve positive feedback and then works on the bigger areas.
- Stantec’s focus is on success for the community.
- Stantec will work with the community to help people understand what is involved in an Urban Renewal Plan.
- Stantec willing to give presentation to City Council.
- City can reach out to Katherine Furec-OECD Attleboro for reference.

3:30 – 4:00 – BSC Group Interview:

Jeff Fasser and Heather Gould (BSC) were the team that gave the presentation.

BSC gave a presentation of their scope, methodology and services. Discussion between the BSC team and the TRA occurred.

- BSC passion is redevelopment.
- Boston, Massachusetts based firm established in 1965 with 160 employees.
- Projects include:
  - Downtown Quincy URP
  - DIF (District Improvement Financing was utilized by BSC for Quincy URP.
  - Worcester: Medical City-brought St. Vincent’s hospital to the downtown area.
  - Polar Park project/Canal district- Worcester
  - Polar Park is the home of the Woo Sox.
  - Took down old Galleria Mall.
  - Worked on urban renewal site where Encore casino is now located.
- BSC key to success is public and private partnership.
- Important to BSC to keep the public happy through transparency throughout the project.
- BSC assets for Whittenton Mills:
  - Neighborhoods
  - Walkable
  - Proximity to Myles Standish Industrial Park
  - Mill River
  - Abandoned railroad
- BSC will look to city to help set up meetings with boards, commissions and the public.

4:00 pm – 5:00 pm– TRA Interview Discussion:

The TRA reviewed and discussed the presentations from the two firms. They felt that both firms were capable and that a decision between them would be difficult.

Mr. Ackerman brought up a concern that the RFP was specific on requiring appraisals and he noted that Stantec addressed that criteria and BCS Group was proposing to use assessed value.

Mr. Roth indicated that the RFP also includes language that the City/TRA can waive any informalities or irregularities in the proposals received. However, this issue would be the determination between the City and TRA in their final selection.

The TRA decided to take everything under advisement and to meet on Monday, April 11, 2022 to make a decision.

A motion was then made and approved to adjourn the meeting at 4:48 pm.

Respectfully submitted,

William D. Roth, Jr.,  
Executive Director, TRA

And

Shannon Tavares  
Confidential Administrative Assistant