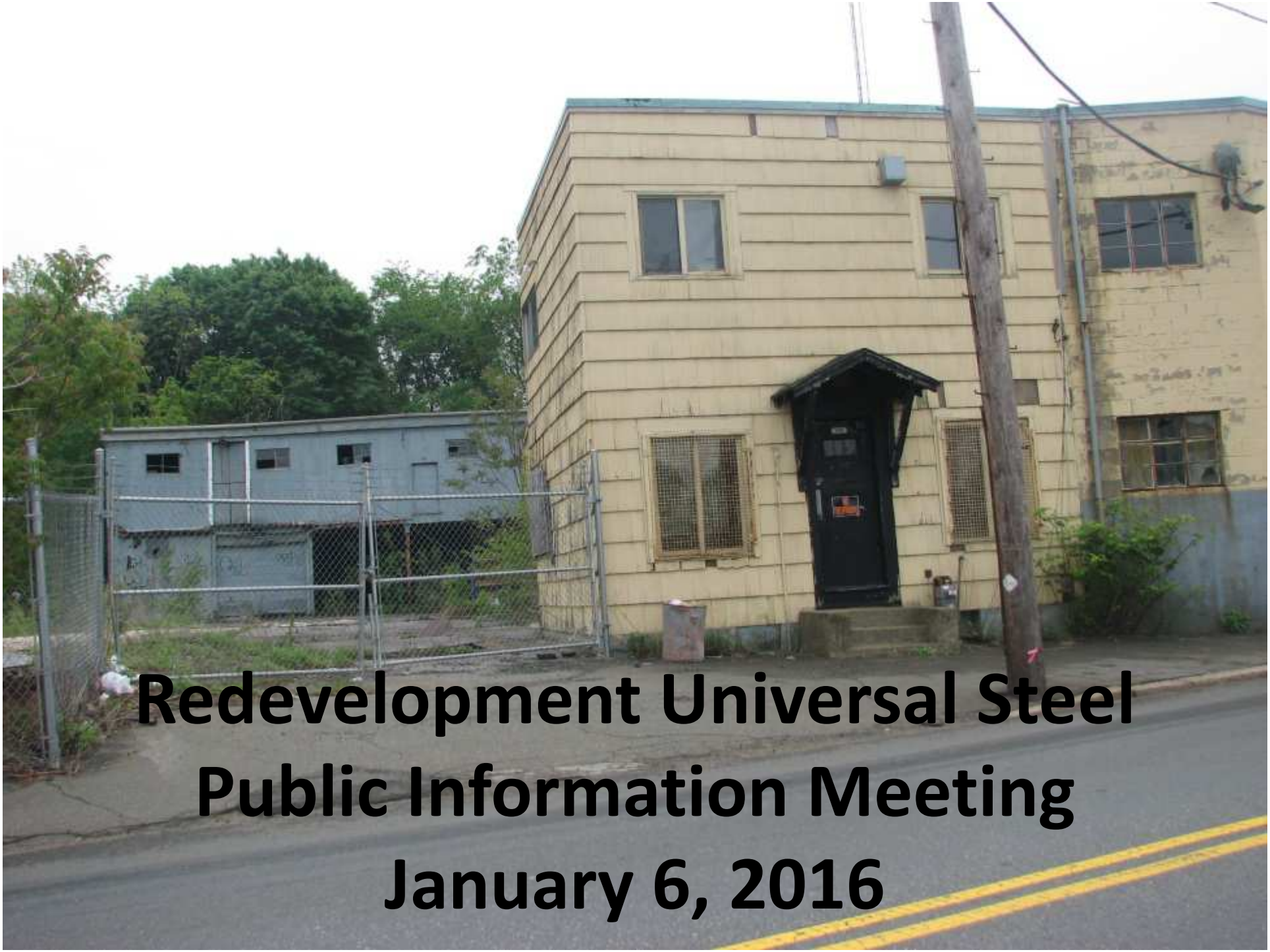


Redevelopment Universal Steel
Public Information Meeting
January 6, 2016

Purpose of tonight's meeting is informational.

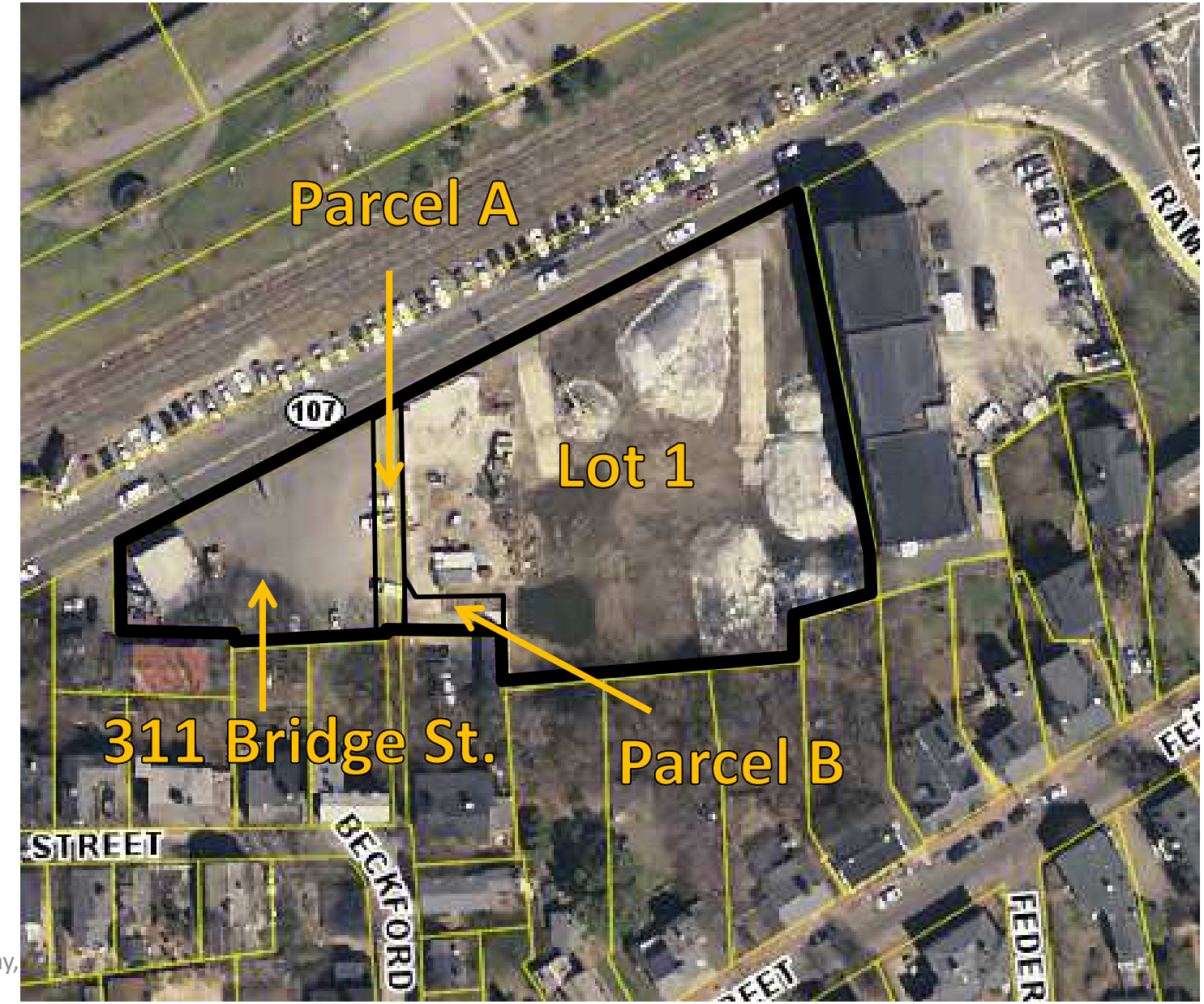
- To give an overview of the history of the redevelopment effort
- To clarify the actions that will be required by Council
- To hear from F.W. Webb Company about their proposed plans.
- There will be public hearings held by Council in the future to provide the opportunity for full discussion.
- Planning Board and Conservation Commission approval also required.

Process

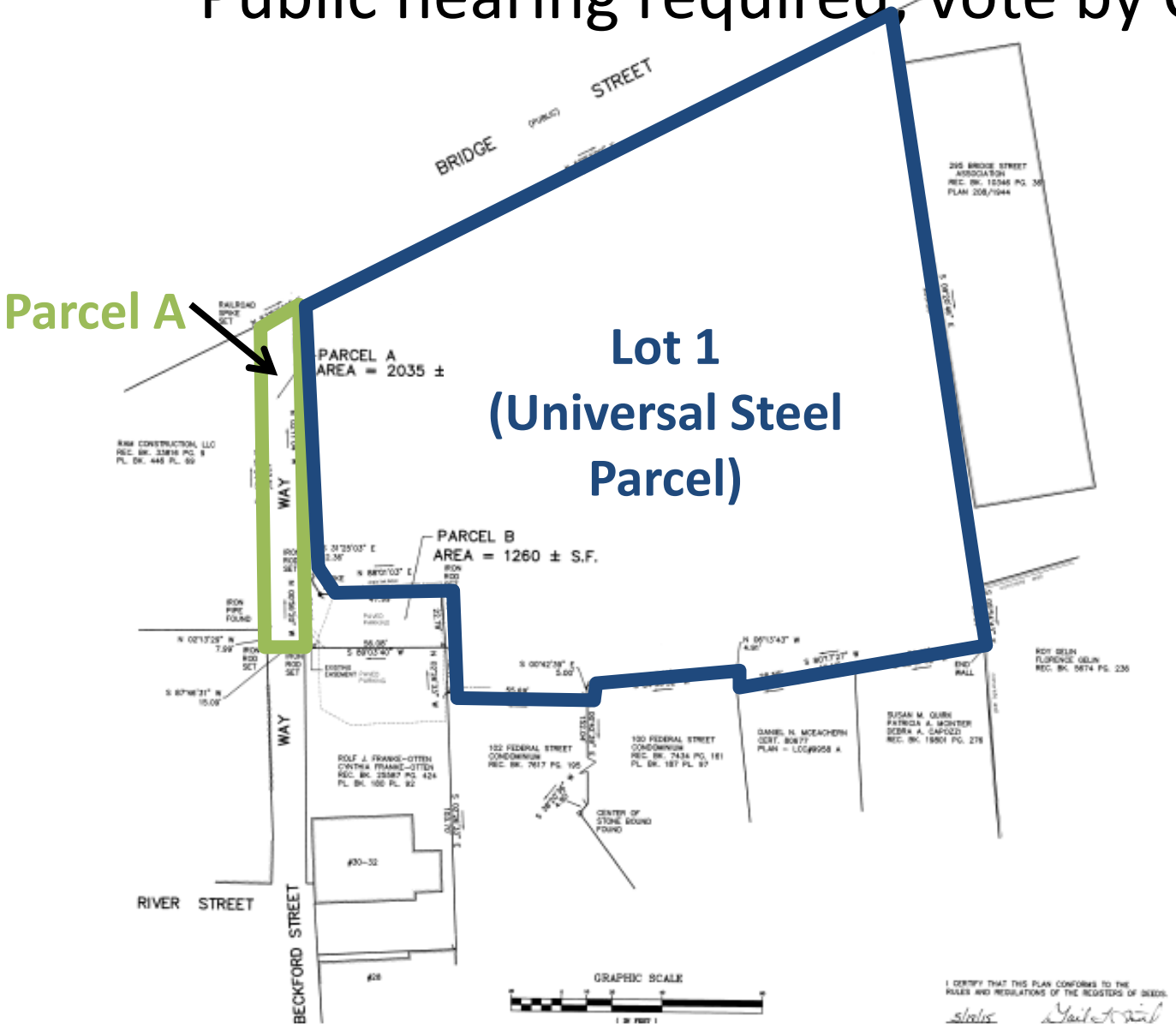
4 Council actions required

1. Rezone four parcels of land from R2 to B4
2. Discontinue portion of Beckford Way
3. Declare Universal Steel parcels and portion of Beckford Way surplus
4. Authorize the Mayor to convey Universal Steel parcels and portion of Beckford Way to Sun King LLC (Webb's)

Step 1 - Rezone 4 parcels – Public hearing required



Step 2 - Discontinue a portion of Beckford Way – Public hearing required; vote by Council

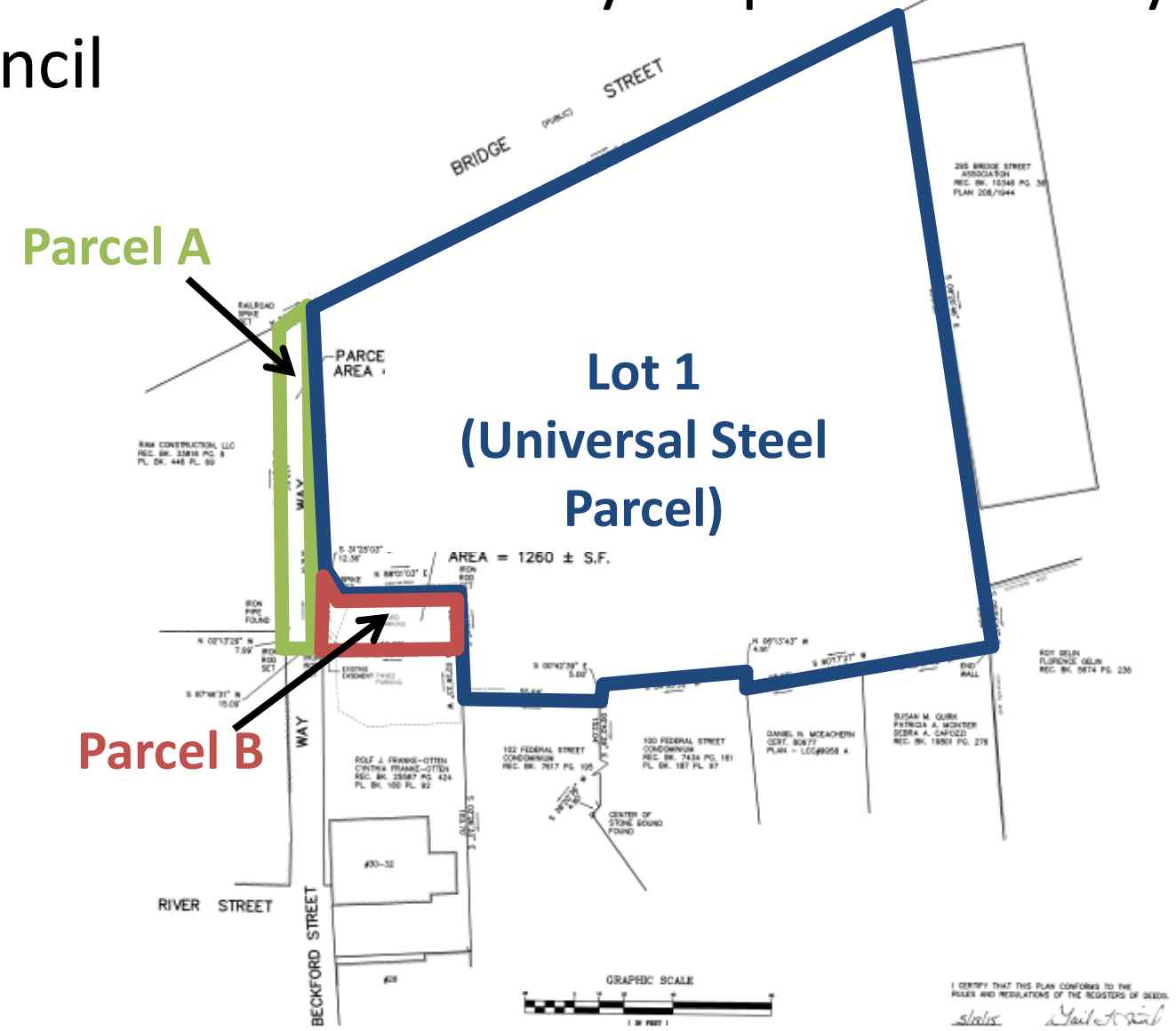


Beckford Way

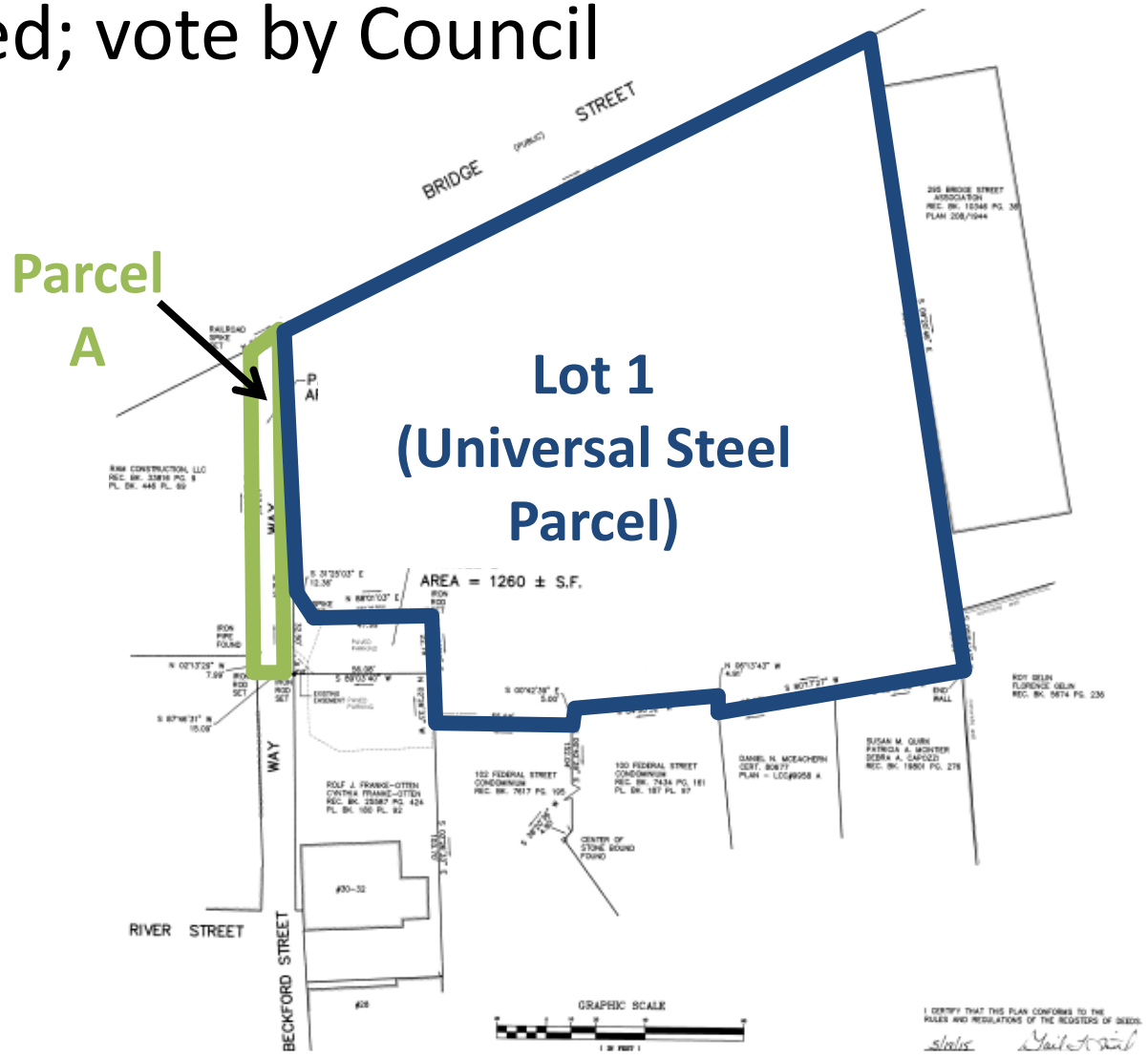




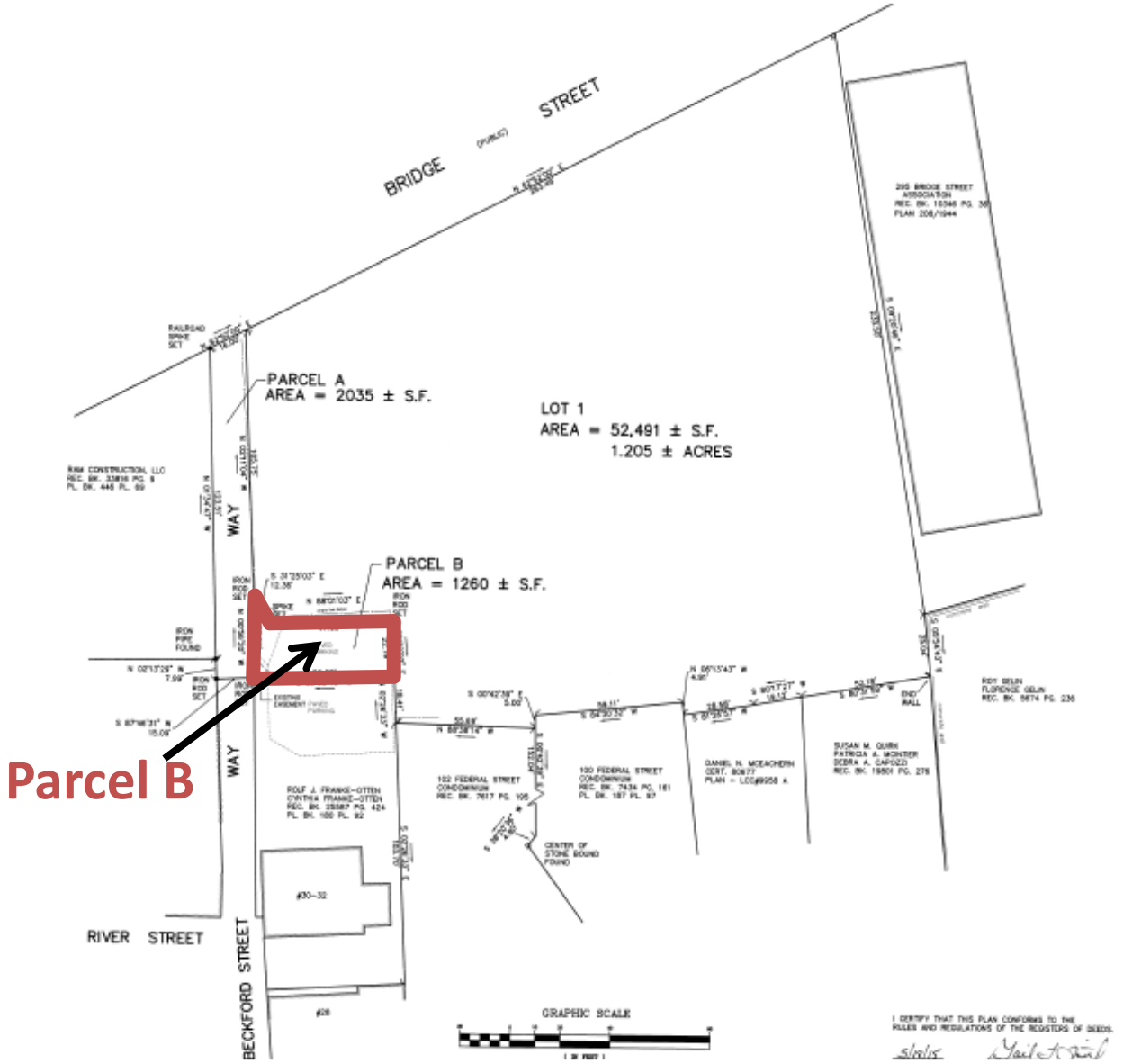
Step 3. Declare Universal Steel parcels and portion of Beckford Way surplus – Vote by Council



Step 4 - Authorize the Mayor to enter into a LDA and to convey Universal Steel parcel and portion of Beckford Way to Sun King LLC – public hearing required; vote by Council



Step 4 - Authorize Mayor to sell Parcel B for $10,001 to Sun King LLC – Vote by Council



2007



Today





Background

- Universal Steel and Trading Company stored and processed scrap metal on site.
- Transformers and other electrical equipment were also salvaged on site.
- Contaminated with PCBs, metals and petroleum.
- Cleanup was in process since 1998 through a Settlement Agreement with owner and DEP, but only initial assessment work completed.
- Site was abandoned and in tax title (approximately $642,800 in back taxes and interest owed).
- City got involved and has been working on clean up and redevelopment of this site since 2007.



Background

- City worked with DEP, EPA, and MassDevelopment to develop a comprehensive strategy for clean up
- Multiple funding sources:
  - DEP – Creditor's Trust Fund - $700,000
  - EPA – Clean up division – cost of cleanup - $2,000,000
  - MassDevelopment – Funded building demolition and development of temporary parking lot - $500,000
  - MassDevelopment grant to be repaid from proceeds of the sale.
  - City ED grant funds –Construction/professional services - $28,200;
  - City - police detail est. $5 - $10,000




UNIVERSAL
J.R. VINAGRO
CAT
3330
J.R. VINAGRO
CAUTION
KEEP BACK

Background

- Final Tax Title Foreclosure June 28, 2012
- Parking lot construction completed – October 2013
- Public meetings held
  - March 21, 2012 – Representatives from City, DEP, and EPA present
  - June 13, 2012 – Update; partners present
  - April 3, 2014 – Meeting with River Street residents
  - February 5, 2015 – Status update; discussion of RFP

Current status

- Appraisal of parcel 2015.
- RFP issued on February 11, 2015.
- One proposal from Sun King LLC, an affiliate of Webb's, submitted on March 18, 2015.
- Proposal is for an expansion of the Webb's existing facility to include a showroom, warehouse, and office.
- Proposal provides vehicular and pedestrian access to adjacent parcels in rear, as required, although not along Beckford Way.

Why this redevelopment project is important

- Eliminates a previous eyesore & cleans up an old, dirty formerly heavy industrial site
- New growth = tax revenue
- Estimated new value = $3,000,000 +
- Adds vibrancy and activity to city
- Keeps FW Webb in Salem and enhances their operation
- Provides employment opportunities
- Improves this section of Bridge Street

F.W. Webb Team

Robert Mucciarone – Treasurer. F.W. Webb

Robert Matvichuk, Manager, F.W. Webb

Andrew McBeth – President, Green Leaf Construction

Attorney Joseph Correnti – Serafini, Darling, and Correnti