

APPENDICES

1. Articles of Incorporation
2. By-Laws
3. List of Board of Directors
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5. Gab Fest and Flyers
6. Zoning Map
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The Commonwealth of Massachusetts

Office of the Secretary of State
One Ashburton Place, Boston, MA 02108

Michael Joseph Connolly, Secretary

ARTICLES OF ORGANIZATION

(Under G.L. Ch. 180)

Incorporators

NAME

RESIDENCE

Include given name in full in case of natural persons; in case of a corporation, give state of incorporation.

Robert Stephen Largess Jr.	8 Davis Circle Sutton, MA
Dennis John Dunlevy	15 Endicott St. Worcester, MA
Sister Nancy Ann Casey	237 Millbury St. Worcester, MA
Michael Francis Gagan	1 Alcott St. Worcester, MA

87 224077

The above-named incorporator(s) do hereby associate (themselves) with the intention of forming a corporation under the provisions of General Laws, Chapter 180 and hereby state(s):

001002350

1. The name by which the corporation shall be known is:

Green Island/Vernon Hill Community Development Corporation

2. The purposes for which the corporation is formed is as follows:

The corporation is organized exclusively for educational and charitable purposes. The purposes shall be:

- a) To encourage and promote neighborhood participation in the development of the target area,
- b) To provide a viable means for the people who live, own, operate or work in a business, in the target area to have an impact on such area's future,
- c) To maintain and increase the availability of safe, decent and affordable housing in the target area for low and moderate income residents,
- d) To create and/or retain jobs, provide job training, and create entrepreneurial opportunities through economic development activities in the target area,
- e) To reduce the dependence on public funds of low and moderate income residents and people who own, operate or work in businesses in the target area,
- f) To increase the neighborhood pride and well-being of residents and people who own, operate or work in businesses in the target area,
- g) To further the common welfare of the target area, with limitation restricting such purposes to accomplishment only in a charitable manner, including, for such purposes, the making of distributions to organizations that qualify as exempt under Section 501(c)3 of the Internal Revenue Code of 1954 or the corresponding section of any future Internal Revenue Code, and have the same primary purposes as the Corporation.

Note: If the space provided under any article or item on this form is insufficient, additions shall be set forth on separate 8 1/2 x 11 sheets of paper leaving a left hand margin of at least 1 inch for binding. Additions to more than one article may be continued on a single sheet so long as each article requiring each such addition is clearly indicated.

3. If the corporation has more than one class of members, the designation of such classes, the manner of election or appointment, the duration of membership and the qualification and rights, including voting rights, of the members of each class, are as follows: -

General Membership. General Membership of the Corporation shall be open to all persons who live, own property, or own or operate a business in the target area, eighteen (18) years of age or older, who have completed the Corporation membership application and filed it with the Corporation office. There shall be an annual membership fee of \$1.00. In addition to the right to elect Directors and such other rights as are vested in them by law, these Articles of Organization or the By-Laws of the Corporation, the General Members shall have such other powers and rights as the Directors may designate. For the purposes of this section, an individual must control 15% or more of the shares of an incorporated business in order to qualify as a business owner.

Affiliate Membership. Affiliate membership of the Corporation shall be open to all persons who do not qualify for General membership, who have completed the Corporation membership application and filed it with the Corporation office. Affiliate Members may make donations to the Corporation, but they shall not be liable for the annual membership fee. Affiliate Members may participate in matters before the entire membership, but they shall have no voting privileges.

- *4. Other lawful provisions, if any, for the conduct and regulation of the business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the corporation, or of its directors or members, or of any class of members, are as follows:-

The Corporation shall have the following powers in furtherance of its corporate purposes:

- a) The Corporation shall have perpetual succession in its corporate name,
- b) The Corporation may sue and be sued,
- c) The Corporation may have a corporate seal which it may alter at its pleasure,
- d) The Corporation may elect or appoint Directors, Officers, employees and other agents, fix their compensation and define their duties and obligations, and indemnify such corporate personnel,
- e) The Corporation may purchase, receive, take by grant, gift, devise, lease, bequest, or otherwise acquire, own, hold, improve, employ, use and otherwise deal in and with real or personal property, or any interest therein, wherever situated, in an unlimited amount,
- f) The Corporation may solicit and receive contributions from any and all sources and may receive and hold, in trust or otherwise, funds received by gift or bequest,
- g) The Corporation may sell, convey, lease, exchange, transfer or otherwise dispose of, or mortgage, pledge, encumber or create a security interest in, all or any of its property, real or personal, or any interest therein, wherever situated,
- h) The Corporation may purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, employ, sell, lend, lease, exchange, transfer, or otherwise dispose of, mortgage, pledge, use and otherwise deal in and with, bonds and other obligations, shares, or other securities or interests issued by others, whether engaged in similar or different business, governmental, or other activities,
- i) The Corporation may lend money, invest and reinvest its funds,
(see attachment sheets)

*If there are no provisions state "None".

Article 4 (continued)

v) No person shall be disqualified from holding any office by reason of any interest. In the absence of fraud, any Director, Officer, or Member of this Corporation individually, or any individual having interest in any concern in which any such Director, Officer, Member or individual has any interest, may be a party to, or may be pecuniarily or otherwise interested in, any contract, transaction, or other act of this Corporation, and

- 1) such contract, transaction, or act shall not be in any way invalidated or otherwise affected by that fact;
 - 2) no such Director, Officer, Member, or individual shall be liable to account to this Corporation for any profit or benefit realized through any such contract, transaction, or act; however
 - 3) any such Director, Officer, Member or individual may not be counted in determining the existence of a quorum at any meeting which shall authorize any such contract, transaction, or act, and may not vote to authorize it;
- the term "interest" includes personal interest and interest as a director, officer, stockholder, shareholder, trustee, member or beneficiary of any concern; the term "concern" meaning any corporation, association, trust, partnership, firm, person, or other entity other than this Corporation.

w) In the event that the Corporation is a private foundation as that term is defined in Section 509 of the Internal Revenue Code, then notwithstanding any other provisions of the Articles of Organization or the By-Laws of the Corporation, the following provisions shall apply:

The Directors shall distribute the income for each taxable year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Internal Revenue Code; and

The Directors shall not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code; nor retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code; nor make any investments in such manner as to incur tax liability under Section 4944 of the Internal Revenue Code; nor make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code,

x) The Corporation may have and exercise all powers necessary or convenient to effect any or all of the purposes for which the Corporation is formed; provided that no such power shall be exercised in a manner inconsistent with Massachusetts General Laws, Chapter 180 or any other chapter of the General Laws of the Commonwealth or Section 501(c)3 of the Internal Revenue Code,

y) Notwithstanding any other provision of these Articles of Organization, the Corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax under Section 501(c)3 of the Internal Revenue Code, or by a corporation, contributions to which are deductible under Section 170(c)2 of the Internal Revenue Code,

z) All references herein to the Internal Revenue Code shall be deemed to refer to the Internal Revenue Code of 1954, as now in force or hereafter amended.

If the corporation has more than one class of members, the designation of such classes, the manner of election or appointment, the duration of membership and the qualification and rights, including voting rights, of the members of each class, are as follows: -

General Membership. General Membership of the Corporation shall be open to all persons who live, own property, or own or operate a business in the target area, eighteen (18) years of age or older, who have completed the Corporation membership application and filed it with the Corporation office. There shall be an annual membership fee of \$1.00. In addition to the right to elect Directors and such other rights as are vested in them by law, these Articles of Organization or the By-Laws of the Corporation, the General Members shall have such other powers and rights as the Directors may designate. For the purposes of this section, an individual must control 15% or more of the shares of an incorporated business in order to qualify as a business owner.

Affiliate Membership. Affiliate membership of the Corporation shall be open to all persons who do not qualify for General membership, who have completed the Corporation membership application and filed it with the Corporation office. Affiliate Members may make donations to the Corporation, but they shall not be liable for the annual membership fee. Affiliate Members may participate in matters before the entire membership, but they shall have no voting privileges.

Other lawful provisions, if any, for the conduct and regulation of the business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the corporation, or of its directors or members, or of any class of members, are as follows:-

The Corporation shall have the following powers in furtherance of its corporate purposes:

- a) The Corporation shall have perpetual succession in its corporate name,
- b) The Corporation may sue and be sued,
- c) The Corporation may have a corporate seal which it may alter at its pleasure,
- d) The Corporation may elect or appoint Directors, Officers, employees and other agents, fix their compensation and define their duties and obligations, and indemnify such corporate personnel,
- e) The Corporation may purchase, receive, take by grant, gift, devise, lease, bequest, or otherwise acquire, own, hold, improve, employ, use and otherwise deal in and with real or personal property, or any interest therein, wherever situated, in an unlimited amount,
- f) The Corporation may solicit and receive contributions from any and all sources and may receive and hold, in trust or otherwise, funds received by gift or bequest,
- g) The Corporation may sell, convey, lease, exchange, transfer or otherwise dispose of, or mortgage, pledge, encumber or create a security interest in, all or any of its property, real or personal, or any interest therein, wherever situated,
- h) The Corporation may purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, employ, sell, lend, lease, exchange, transfer, or otherwise dispose of, mortgage, pledge, use and otherwise deal in and with, bonds and other obligations, shares, or other securities or interests issued by others, whether engaged in similar or different business, governmental, or other activities,
- i) The Corporation may lend money, invest and reinvest its funds,
(see attachment sheets)

there are no provisions state "None".

Article 4 (continued)

v) No person shall be disqualified from holding any office by reason of any interest. In the absence of fraud, any Director, Officer, or Member of this Corporation individually, or any individual having interest in any concern in which any such Director, Officer, Member or individual has any interest, may be a party to, or may be pecuniarily or otherwise interested in, any contract, transaction, or other act of this Corporation, and

- 1) such contract, transaction, or act shall not be in any way invalidated or otherwise affected by that fact;
 - 2) no such Director, Officer, Member, or individual shall be liable to account to this Corporation for any profit or benefit realized through any such contract, transaction, or act; however
 - 3) any such Director, Officer, Member or individual may not be counted in determining the existence of a quorum at any meeting which shall authorize any such contract, transaction, or act, and may not vote to authorize it;
- the term "interest" includes personal interest and interest as a director, officer, stockholder, shareholder, trustee, member or beneficiary of any concern; the term "concern" meaning any corporation, association, trust, partnership, firm, person, or other entity other than this Corporation,

w) In the event that the Corporation is a private foundation as that term is defined in Section 509 of the Internal Revenue Code, then notwithstanding any other provisions of the Articles of Organization or the By-Laws of the Corporation, the following provisions shall apply:

The Directors shall distribute the income for each taxable year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Internal Revenue Code; and

The Directors shall not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code; nor retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code; nor make any investments in such manner as to incur tax liability under Section 4944 of the Internal Revenue Code; nor make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code,

x) The Corporation may have and exercise all powers necessary or convenient to effect any or all of the purposes for which the Corporation is formed; provided that no such power shall be exercised in a manner inconsistent with Massachusetts General Laws, Chapter 180 or any other chapter of the General Laws of the Commonwealth or Section 501(c)3 of the Internal Revenue Code,

y) Notwithstanding any other provision of these Articles of Organization, the Corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax under Section 501(c)3 of the Internal Revenue Code, or by a corporation, contributions to which are deductible under Section 170(c)2 of the Internal Revenue Code,

z) All references herein to the Internal Revenue Code shall be deemed to refer to the Internal Revenue Code of 1954, as now in force or hereafter amended.

Article 4 (continued)

and take and hold real and personal property as security for the payment of funds so loaned or invested,

j) The Corporation may make contracts, give guarantees and incur liabilities, borrow money at such rates of interest as the Corporation may determine, issue its notes, bonds or other obligations, and secure any of its obligations by mortgage, pledge or encumbrance of, or security interest in, all or any of its property, real or personal, or any interest therein, wherever situated,

k) The Corporation may do business, carry on its operations, and have offices and exercise the powers granted by Massachusetts General Laws, Chapter 180, as now in force or as hereafter amended, in any jurisdiction within or without the United States, although the Corporation shall be operated for the primary purpose of carrying for profit a trade or business unrelated to its tax exempt purposes,

l) Unless the Corporation is entitled to exemption from federal income tax under Section 501(c)3 of the Internal Revenue Code, in which case it shall make no contribution for other than religious, charitable, scientific, literary or educational purposes, the organization may make donations in such amounts as the Directors shall determine, irrespective of corporate benefit, for the public welfare or for community fund, hospital, charitable, religious, educational, scientific, civic, or similar purposes, and in time of war or other national emergency, in aid thereof,

m) The Corporation may pay pensions, establish and carry out pension, savings, thrift and other retirement, incentive and benefit plans, trusts and provisions for any and all of the trustees, Directors, Officers and employees of any corporation, fifty percent (50%) or more of the shares of which outstanding and entitled to vote on the election of directors or trustees are owned, directly or indirectly, by it,

n) The Corporation may participate as a subscriber in the exchanging of insurance contracts specified in Massachusetts General Laws, Chapter 175, Section 94B as now in force or as hereafter amended,

o) The Corporation may be an incorporator of other corporations of any type or kind,

p) The Corporation may be a partner in any business enterprise which it would have the power to conduct itself,

q) The Directors may amend or repeal the By-Laws in whole or in part, except with respect to any provision thereof which by law or the By-Laws requires action by the Members,

r) Meetings of the Members may be held anywhere in Worcester County, Commonwealth of Massachusetts,

s) No part of the assets of the Corporation and no part of any net earnings of the Corporation shall be divided among or inure to the benefit of any Officer, Director or Member of the Corporation or any private individual, or be appropriated for any purpose other than the purposes of the Corporation as herein set forth; and no substantial part of the activities of the Corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the Corporation shall not participate in or intervene in (including the publishing or distributing of statements) any political campaign on behalf of any candidate for public office. It is intended that the Corporation shall be entitled to exemption from federal income tax under Section 501(c)3 of the Internal Revenue Code and shall not be a private foundation under Section 509(a) of the Internal Revenue Code,

Article 4 (continued)

t) The Corporation shall, to the fullest extent legally permissible and only to the extent that the status of the Corporation as an organization exempt under Section 501(c)3 of the Internal Revenue Code is not affected thereby, indemnify each of its Directors, Officers, employees and other agents (including persons who serve at its request as Directors, trustees, Officers, employees or other agents of another organization) against all liabilities, costs and expenses, including amounts paid in satisfaction of judgments, in compromise or as fines or penalties, and counsel fees, reasonably incurred by him/her in connection with the defense or disposition of any action, suit or other proceeding, whether civil or criminal, in which he may be involved or with which he may be threatened, while in office or thereafter, by reason of his being or having been such a Director, trustee, Officer, employee or agent, except with respect to any matter as to which he shall have been adjudicated in any proceeding not to have acted in good faith in the reasonable belief that his action was in the best interests of the Corporation; provided, however, that as to any matter disposed of by a compromise payment by such Director, trustee, Officer, employee or agent, pursuant to a consent decree or otherwise, no indemnification either for said payment or for any other expenses shall be provided unless such compromise shall be approved as in the best interests of the Corporation, after notice that it involves such indemnification: (a) by a disinterested majority of the Directors then in office; or (b) by a majority of the disinterested Directors then in office, provided that there has been obtained an opinion in writing of independent legal counsel to the effect that such Director, trustee, Officer, employee or agent appears to have acted in good faith in the reasonable belief that his action was in the best interests of the Corporation; or (c) by a majority of the disinterested Members entitled to vote, voting as a single class. Expenses including counsel fees, reasonably incurred by any such Director, trustee, Officer, employee or agent in connection with the defense or disposition of any such action, suit or other proceeding may be paid from time to time by the Corporation in advance of the final disposition thereof upon receipt of an undertaking by such individual to repay the amounts so paid to the Corporation if he shall be adjudicated to be not entitled to indemnification under Massachusetts General Laws, Chapter 180, Section 6, which undertaking may be accepted without reference to the financial ability of the person to make repayment. The right of indemnification hereby provided shall not be exclusive of or affect any other rights to which any Director, trustee, Officer, employee or agent may be entitled. Nothing contained herein shall affect any rights to indemnification to which corporate personnel may be entitled by contract or otherwise under law. As used in this paragraph, the terms "Directors," "trustees," "Officers," "employee" and "agent" include their respective heirs, executors and administrators, and an "interested" Director or trustee is one against whom in such capacity the proceedings in question or another proceeding on the same or similar grounds, is pending,

u) In the event of the liquidation or dissolution of the Corporation, after payment of all of the liabilities of the Corporation or due provision therefor, all of the assets of the Corporation shall be disposed of to one or more organizations which have been organized for purposes similar to those of the Corporation and are exempt from federal income tax under Section 501(c)3 of the Internal Revenue Code.

5. By-laws of the corporation have been duly adopted and the initial directors, president, treasurer and clerk or other presiding, financial or recording officers whose names are set out below, have been duly elected.
6. The effective date of organization of the corporation shall be the date of filing with the Secretary of the Commonwealth or if later date is desired, specify date. (not more than 30 days after date of filing).
7. The following information shall not for any purpose be treated as a permanent part of the Articles of Organization of the corporation.
 - a. The post office address of the initial principal office of the corporation in Massachusetts is:

44 Temple Street
Worcester, MA 01604
 - b. The name, residence, and post office address of each of the initial directors and following officers of the corporation are as follows:

NAME	RESIDENCE	POST OFFICE ADDRESS
President: Robert Largess	8 Davis Circle Sutton, MA	82 Millbury Street Worcester, MA 01610
Treasurer: Michael Gagan	1 Alcott Street Worcester, MA	1 Alcott Street Worcester, MA 01610
Clerk: Nancy Casey	237 Millbury Street Worcester, MA	237 Millbury Street Worcester, MA 01610

Directors: (or officers having the powers of directors)

Michael Foley	44 Temple St. Worcester, MA	44 Temple St. Worcester, MA
Dennis Dunlevy	15 Endicott St. Worcester, MA	15 Endicott St. Worcester, MA
Anna Bacinskas	177 Washington St. Worcester	177 Washington St. Worcester, MA
Aracely Caraballo	300 Harding St. Worcester, MA	300 Harding St. Worcester, MA
William Shea	113 Vernon St. Worcester, MA	116 Millbury St. Worcester, MA
Suzanne Buglione	64 Perry Ave. Worcester, MA	64 Perry Ave. Worcester, MA
Robert O'Connor	42 Dorchester St. Worcester, MA	42 Dorchester St. Worcester, MA

- c. The date initially adopted on which the corporation's fiscal year ends is:

June 30

- d. The date initially fixed in the by-laws for the annual meeting of members of the corporation is:

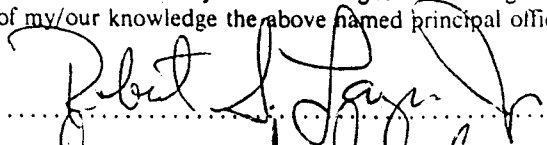
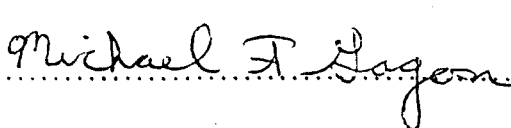
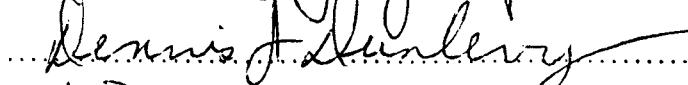
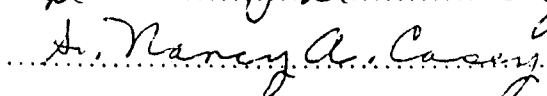
The first Wednesday in May

- e. The name and business address of the resident agent, if any, of the corporation is:

Not Applicable

IN WITNESS WHEREOF, and under the penalties of perjury the INCORPORATOR(S) sign(s) these Articles of Organization this tenth day of August, 19 87

I/We the below signed INCORPORATORS do hereby certify under the pains and penalties of perjury that I/We have not been convicted of any crimes relating to alcohol or gaming within the past ten years: I/We do hereby further certify that to the best of my/our knowledge the above named principal officers have not been similarly convicted. If so convicted, explain.

The signature of each incorporator which is not a natural person must be by an individual who shall show the capacity in which he acts and by signing shall represent under the penalties of perjury that he is duly authorized on its behalf to sign these Articles of Organization.

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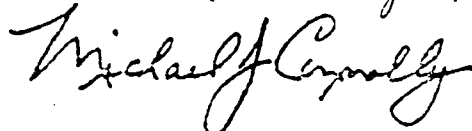
THE COMMONWEALTH OF MASSACHUSETTS

SECRETARY OF STATE
CORPORATION DIVISION

ARTICLES OF ORGANIZATION
GENERAL LAWS, CHAPTER 180

I hereby certify that, upon an examination of the within-written articles of organization, duly submitted to me, it appears that the provisions of the General Laws relative to the organization of corporations have been complied with, and I hereby approve said articles; and the filing fee in the amount of \$30.00 having been paid, said articles are deemed to have been filed with me this 12th day of August 1987.

Effective date



MICHAEL JOSEPH CONNOLLY

Secretary of State

TO BE FILLED IN BY CORPORATION
PHOTO COPY OF ARTICLES OF ORGANIZATION TO BE SENT

TO:

Mr. Robert Largess

82 Millbury Street

Worcester, MA 01610

Telephone (617) 791-5118

Filing Fee \$30.00

Copy Mailed

GREEN ISLAND / VERNON HILL COMMUNITY DEVELOPMENT CORPORATION

SECTION 1

NAME, LOCATION, CORPORATE SEAL, AND FISCAL YEAR

1.1 Name. The name of the Corporation shall be set forth in the Articles of Organization and shall be the Green Island / Vernon Hill Community Development Corporation.

1.2 Location. The principal office of the Corporation in Worcester, Massachusetts, shall initially be located at the place set forth in the Articles of Organization of the Corporation. The Directors may change the location of the principal office in Worcester, Massachusetts, effective upon filing a certificate with the Secretary of the Commonwealth.

1.3 Target Area. The original target area of the Corporation is defined as follows: Service Area for the Green Island Community Center.

1.4 Corporate Seal. The Directors may adopt and alter the seal of the Corporation.

1.5 Fiscal Year. The fiscal year of the Corporation shall, unless otherwise decided by the Directors, end on June 30 each year.

SECTION 2

MEMBERS

2.1 General Membership. General membership of the Corporation shall be open to all people who live, own property, or own or operate a business in the target area, eighteen (18) years of age or older, who have completed the corporation membership application and filed it with the corporation office. There shall be an annual membership fee of \$1.00. In addition to the right to elect Directors and such other rights as are vested in them by law, the Articles of Organization or these By-Laws, the General Members shall have such other powers and rights as the Directors may designate. For the purpose of this section, an owner of a corporation is defined as an individual controlling at least 15% of the outstanding shares of that corporation.

2.2 Affiliate Membership. Affiliate membership of the Corporation shall be open to all people who do not qualify to be General Members, who have completed the corporation membership application and filed it with the corporation office. Affiliate Members may make donations to the corporation but they shall not be liable for the annual membership fee. Affiliate Members may participate in matters before the entire membership, but they shall have no voting privileges.

GREEN ISLAND / VERNON HILL COMMUNITY DEVELOPMENT CORPORATION

2.3 Removal. A Member may be removed for just cause shown by a vote of two thirds (2/3) of the Directors in office and voting in favor of removal. A Member may be removed only after reasonable notice and opportunity to be heard has been given.

2.4 Resignation. A Member may resign by delivering his/her written resignation to the Chairperson, Vice Chairperson, Clerk or Treasurer of the Corporation, to a meeting of the Members or Directors, or to the Corporation at its principal office. Such resignation shall be effective upon receipt (unless specified to be effective at some other time), and acceptance thereof shall not be necessary to make it effective unless it so states.

2.5 Annual Meeting. The annual meeting of the Members shall be held at seven (7) o'clock p.m. on the first Wednesday in May in each year or if that date is a legal holiday in the place where the meeting is to be held, then at the same hour on the next succeeding day not a legal holiday. The annual meeting may be held at the principal office of the Corporation or at such other place within Worcester County, Commonwealth of Massachusetts, as the Members or Directors shall determine. No change in the date fixed in these By-laws for the annual meeting shall be made within sixty (60) days before the date stated herein. Notice of any change in the date fixed in these By-laws for the annual meeting shall be given to all Members at least twenty (20) days before the new date fixed for such meeting. If an annual meeting is not held as herein provided, a special meeting of the Members may be held in place thereof with the same force and effect as the annual meeting, and in such case all references in these By-laws, except in this section 2.5, to the annual meeting of the Members shall be deemed to refer to such special meeting. Any such special meeting shall be called and notice given as provided in sections 2.7 and 2.8 of these By-Laws.

2.6 Regular Meetings. Regular meetings of the Members may be held at such places within Worcester County, Commonwealth of Massachusetts, and at such times as the General Members or Directors shall determine.

2.7 Special Meetings. Special meetings of the Members may be held at any time and at any place within Worcester County, Commonwealth of Massachusetts. Special meetings of the Members may be called by the Chairperson or by the Directors, and shall be called by the Clerk, or in the case of death, absence, incapacity or refusal of the Clerk, by any other Officer, upon written application of 10% or more of the General Members.

GREEN ISLAND / VERNON HILL COMMUNITY DEVELOPMENT CORPORATION

2.8 Call and Notice.

(a) Annual and Regular Meetings. No call or notice shall be required for annual or regular meetings of Members, provided that reasonable notice (i) of the first regular meeting following the determination by the Members or Directors of the times and places for regular meetings shall be given to absent Members, (ii) of an annual meeting not held at the principal office of the Corporation shall be given to each Member, (iii) specifying the purpose of an annual meeting or regular meeting shall be given to each Member if either contracts or transactions of the Corporation with interested persons or amendments to these By-laws (as adopted by the Directors and otherwise) are to be considered at the meeting, and (iv) shall be given as otherwise required by law, the Articles of Organization or these By-laws.

(b) Special Meetings. Reasonable notice of the time and place of special meetings of the Members shall be given to each Member. Such notice need not specify the purposes of the meeting, unless otherwise required by law, the Articles of Organization or these By-laws or unless there is to be considered at the meeting (i) contracts or transactions of the Corporation with interested persons, (ii) amendments to these By-laws (as adopted by the Directors or otherwise), (iii) an increase or decrease in the number of Directors, or (iv) removal of a Member or Director.

(c) Reasonable and Sufficient Notice. Except as otherwise expressly provided, it shall be reasonable and sufficient notice to a Member to send notice by mail at least five business days before the meeting addressed to him/her at his/her usual or last known business or residence address, or to give notice to him/her in person or by telephone at least five business days before the meeting.

(d) Waiver of Notice. Whenever notice of a meeting is required, such notice need not be given to any Member if a written waiver of notice, executed by him/her (or an attorney thereunto authorized) before or after the meeting, is filed with the records of the meeting. A waiver of notice need not specify the purposes of the meeting unless such purposes were required to be specified in the notice of such meeting.

2.9 Action By Vote. Each General Member shall have one vote. A majority of the votes properly cast by General Members present in person shall decide any question, including election of any office, unless otherwise provided by law, the Articles of Organization, or these By-laws. To be eligible to vote, a General Member shall have completed and filed a membership application at least thirty (30) days prior to a vote.

GREEN ISLAND / VERNON HILL COMMUNITY DEVELOPMENT CORPORATION

SECTION 3

SPONSORS, BENEFICIARIES, CONTRIBUTORS
ADVISORS, & FRIENDS OF THE CORPORATION

The Directors may designate certain persons, or groups of persons, as Sponsors, Benefactors, Contributors, Advisors, Friends of the Corporation, or other such title as they deem appropriate. Such persons shall serve in an honorary capacity and, except as the Directors shall otherwise designate, shall in such capacity have no right to notice of or vote at any meeting, shall not be considered for purposes of establishing a quorum, and shall have no other rights or responsibilities.

SECTION 4

PURPOSE AND OBJECTIVES

4.1 Purpose. The Corporation is organized exclusively for educational and charitable purposes. The purposes shall be:

- (a) To encourage and promote neighborhood participation in the development of the Target Area,
- (b) To provide a viable means for the people who live in, own, operate, or work in a business, in the Target Area, to have an impact on such area's future,
- (c) To maintain and increase the availability of safe, decent and affordable housing in the Target Area for low and moderate income residents,
- (d) To create and/or retain jobs, provide job training, and create entrepreneurial opportunities through economic development activities in the Target Area,
- (e) To reduce the dependence on public funds of low and moderate income residents and people who own, operate or work in businesses in the Target Area,
- (f) To increase the neighborhood pride and well-being of residents and people who own, operate or work in businesses in the Target Area,

GREEN ISLAND / VERNON HILL COMMUNITY DEVELOPMENT CORPORATION

(g) Said Corporation is organized to further the common welfare and well-being of the Corporation's Target Area, with limitation restricting such purposes to accomplishment only in a charitable manner, including, for such purposes, the making of distributions to organizations that qualify as exempt under Section 501(c)3 of the Internal Revenue Code of 1954 or the corresponding section of any future Internal Revenue Code, and have the same primary purposes as the Corporation.

4.2 Objectives. To achieve the purposes previously stated, the Corporation shall:

(a) Engage in the actual purchase, rehabilitation, and renovation of buildings, and shall engage in the actual construction of rental and/or owner-occupied housing units,

(b) Work with businesses that wish to improve and/or expand within the Target Area, as well as those who may wish to start new businesses within the Target Area, thus stimulating the economy of the area and increasing job opportunities for residents of the Target Area,

(c) Do any and all lawful activities which shall further the purposes of the Corporation.

SECTION 5

BOARD OF DIRECTORS

5.1 Number and Election. There shall be a Board of Directors consisting of fifteen (15) members. Consistent with law, the Articles of Organization, and these By-Laws, at any regular or special meeting the Members or Directors then in office may increase or decrease the number of Directors. The format for the board shall be as follows:

(a) Thirteen (13) General Directors shall be elected from the General membership, by the General Members;

(b) One (1) Appointed Director shall be appointed by an organization that has expertise in one or more of the corporation's purposes and/or objectives;

(c) One (1) Appointed Director shall be appointed by a community-based organization;

(d) The Directors may from time to time fill vacancies of elected General Directors to serve until the next annual meeting, at which time the vacated position will be added to those positions open for election in that year. Vacancies in Appointed Director positions shall be filled by the appropriate appointing agency for the balance of the one (1) year term;

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(e) The interim Board of Directors shall serve until the date of the first annual meeting, or until their successors are elected or appointed herewith. At the initial election, five (5) of the General Directors shall be elected to serve a three (3) year term, four (4) of the General Directors shall be elected to serve a two (2) year term, and four (4) of the General Directors shall be elected to serve a one (1) year term. Subsequently, elections shall be held annually for those General Director positions expiring in that year, and all General Directors so elected shall serve three (3) year terms. All Appointed Directors shall serve one (1) year terms.

(f) Consistent with the Articles of Organization and these By-laws, election to the Board shall take place at the annual meeting of the Members, and shall be conducted by secret ballot.

5.2 Powers. The Directors shall have the general authority to conduct the affairs of the Corporation, which shall always be consistent with the Corporation's educational and charitable purposes. This authority includes, but is not limited to, the following:

(a) Appointment of an Executive Director to administer the organization, direct its daily operation, and execute the policies of the Directors. The Directors shall determine the qualifications, duties and compensation of the Executive Director. All other staff personnel shall be appointed by the Executive Director with the advice and consent of the Directors;

(b) Final absolute power of the Corporation, including the power to enter into agreements and contracts, purchase, rent, lease, and sell property, and the power to make loans, grants, or mortgages with bankers, grantors, insurance grantors, or any other financial or funding entities;

(c) Determination, subject to applicable laws and regulations of the Commonwealth and federal governments, of all major personnel, fiscal and program policies;

(d) Enforcement of compliance with all applicable conditions of grants and contributions;

(e) Final approval of all program proposals and budgets.

5.3 Committees. The Board of Directors may, by a vote of a majority of the Directors in office, appoint one or more committees of one or more Directors and delegate to such committees some or all of their powers subject to the extent permitted by law, the Articles of Organization, and these By-laws. Unless otherwise delegated, all committees shall serve an advisory purpose. Any such committee shall be governed in the conduct of its business by the provisions contained in these By-laws, and may, by majority vote of the entire committee, make other rules for the conduct of its business. The Board of Directors shall have the power, at any time, to fill vacancies in such committees, to change their memberships, or to discharge the committees.

GREEN ISLAND / VERNON HILL COMMUNITY DEVELOPMENT CORPORATION

5.4 Resignation. A Director may resign by delivering his/her written resignation to an Officer of the Corporation, to a meeting of the Members or Directors or to the Corporation at its principal office. Such resignation shall be effective upon receipt (unless specified to be effective at some other time) and acceptance thereof shall not be necessary to make it effective unless it so states.

5.5 Removal. If a Director, through action or inaction, impedes the spirit or workings of the Corporation, then the Board of Directors may, for good cause shown, remove that Director from the Board of Directors. The procedure for removal shall be as follows:

(a) A General Member or Director shall present to a member of the Executive Committee the reason or reasons for said removal;

(b) At an Executive Committee meeting, the Executive Committee shall determine if the reason or reasons given are to be brought before the full Board of Directors for discussion and vote;

(c) If said reason or reasons are to be brought before the full Board of Directors, the Chairperson shall notify the Directors, in writing, no less than two (2) weeks prior to a special meeting at which time the matter shall be taken up;

(d) During the special meeting the Chairperson shall begin discussion by letting the Director in question speak first;

(e) A vote of two-thirds (2/3) of the Directors in office and voting in favor of removal shall be necessary for removal;

(f) Absence from three (3) consecutive meetings of the Board of Directors without valid reasons shall be considered a resignation. Said resignation shall be effective upon a vote of two-thirds (2/3) of the Directors in office and voting to accept such resignation.

5.6 Regular Meetings. Regular meetings of the Directors may be held at such places and at such times as the Directors may determine.

5.7 Special Meetings. Special meetings of the Directors may be held at any time and at any place when called by the Chairperson, the Vice Chairperson, or by two or more Directors.

5.8 Call and Notice.

(a) Regular Meetings. No call or notice shall be required for meetings of Directors, provided that reasonable notice (i) of the first regular meeting following the determination by the Directors of the times and places for regular meetings shall be given to absent Directors, (ii) specifying the purpose of a regular meeting shall be given to every Director if either contracts or transactions with interested persons, or amendments to these By-Laws are to be considered at the meeting, (iii) shall be given as otherwise required by law, the Articles of Organization, or these By-Laws.

GREEN ISLAND / VERNON HILL COMMUNITY DEVELOPMENT CORPORATION

(b) Special Meetings. Reasonable notice of the time and place of special meetings of the Directors shall be given to each Director. Such notice need not specify the purposes of the meeting unless otherwise required by law, the Articles of Organization, or these By-Laws or unless there is to be considered at the meeting (i) contracts or transactions of the Corporation with interested persons, (ii) amendments to these By-Laws, (iii) an increase or decrease in the number of Directors, or (iv) removal of a Member or Director.

(c) Reasonable and Sufficient Notice. Except as otherwise expressly provided, it shall be reasonable and sufficient notice to a Director to send notice by mail at least three (3) business days before the meeting, addressed to him/her at his/her usual or last known business or residence address, or to give notice to him/her in person or by telephone at least forty-eight (48) hours before the meeting.

(d) Waiver of Notice. Whenever notice of a meeting is required, such notice need not be given to any Director if a written waiver of notice, executed by him/her (or an Attorney thereunto authorized) before or after the meeting, is filed with the records of the meeting, or to any Director who attends the meeting without protesting prior thereto or at its commencement the lack of notice to him. A waiver of notice need not specify the purposes of the meeting unless such purposes were required to be specified in the notice of such meeting.

5.9 Quorum. At any meeting of the Board of Directors a majority of the Directors then in office shall constitute a quorum for the transaction of business. There shall be no voting by proxy at any meetings held by the Corporation. The act of the majority of the Directors present at the meeting at which a quorum is present at the time of the act shall be the act of the Board of Directors, except as otherwise noted in these By-Laws.

5.10 Action By Writing. Any action required or permitted to be taken at any meeting of the Directors may be taken without a meeting if all of the Directors in office consent to the action in writing and the written consents are filed with the records of the meetings of the Directors. Such consents shall be treated for all purposes as a vote at a meeting.

SECTION 6

OFFICERS AND AGENTS

6.1 Enumeration and Qualification. The Officers of the Corporation shall be a Chairperson, Vice Chairperson, Clerk, Treasurer, and such other Officers, if any, as the Directors may determine. The Corporation may also have such agents, if any, as the Directors may appoint. All Officers must be General Members. No one person may hold two or more positions simultaneously. All Officers shall be elected by the Board from among its members.

6.2 Tenure and Election. The term of office for all Officers shall be one (1) year. Officers are eligible for re-election to successive terms, except as provided for herein. No one person may serve as Chairperson or Vice Chairperson for a combined total of more than three (3) successive terms. Officers shall be elected at the first meeting of the Board following the election of Directors.

6.3 Duties of Officers. The duties of each Officer shall include, but not be limited to, the following:

(a) Chairperson. The Chairperson, as chief Officer and spokesperson for the Corporation, shall, in addition to fulfilling the normal duties of the position, appoint such committees as may be needed, all such appointments being approved by a majority vote of the Board at a regular or special meeting.

(b) Vice Chairperson. The Vice Chairperson shall have such duties and powers as the Directors shall determine. The Vice Chairperson shall have, and may exercise, all the powers and duties of the Chairperson during the absence of the Chairperson or in the event of the Chairperson's inability to act.

(c) Clerk. The Clerk shall record and maintain records of all proceedings of the Members and Directors in a book or series of books kept for that purpose, which book or books shall be kept within the Commonwealth of Massachusetts at the principal office of the Corporation and shall be open at all reasonable times to the inspection of any Member. Such book or books shall also contain records of all meetings of incorporators and the original and attested copies of the Articles of Organization and By-Laws and names and addresses of all Members and Directors. The Clerk shall be responsible for providing the minutes of prior meetings and the notice of meetings prior to Directors' meetings.

(d) Treasurer. The Treasurer shall have charge of all financial papers and records of the Corporation, and shall have the responsibility of keeping full and accurate accounts and records of all receipts and disbursements of the Corporation. All such financial papers, records and accounts shall be kept at the principal office of the Corporation and shall be open at all reasonable times to the inspection of any Member.

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6.4 Removal. Any Officer may be removed with cause as shown by a vote of a majority of the Directors then in office voting in favor of removal at a regular meeting or a special meeting called for such purpose. An Officer may be removed only after reasonable notice and an opportunity to be heard has been given.

6.5 Resignation. An Officer may resign by delivering his/her written resignation to the Treasurer or Clerk of the Corporation, to a meeting of the Members or Directors, or to the Corporation at its principal office. Such resignation shall be effective upon receipt (unless some future time is specified), and acceptance thereof shall not be necessary to make it effective unless it so states.

6.6 Vacancies. If the position of any Officer becomes vacant, the Directors must elect a successor at their next special or regular meeting. Each such successor shall hold office for the unexpired term, and in the case of the Chairperson, Treasurer and Clerk, until his/her successor is elected and qualified or in each case until he/she sooner dies, resigns or is removed.

SECTION 7

EXECUTION OF PAPERS

Except as the Directors may generally or in particular cases authorize the execution thereof in some other manner, all deeds, leases, transfers, contracts, bonds, notes, checks, drafts and other obligations made, accepted or endorsed by the Corporation shall be signed by the Chairperson or by the Treasurer.

Any recordable instrument purporting to affect an interest in real estate, executed in the name of the Corporation by two of its Officers, of whom one is the Chairperson or the Vice Chairperson and the other is the Treasurer, shall be binding on the Corporation in favor of a purchaser or other person relying in good faith on the instrument notwithstanding any inconsistent provisions of the Articles of Organization, these By-Laws, or resolutions or votes of the Corporation.

SECTION 8

PERSONAL LIABILITY

The Members, Directors and Officers of the Corporation shall not be personally liable for any debt, liability or obligation of the Corporation. All persons, Corporations or other entities extending credit to, contracting with, or having any claim against, the Corporation, may look only to the funds and property of the Corporation for the payment of any such contract or claim, or for the payment of any debt, damages, judgement or decree, or of any money that may otherwise become due and payable to them from the Corporation.

GREEN ISLAND / VERNON HILL COMMUNITY DEVELOPMENT CORPORATION

SECTION 9

AMENDMENTS

These By-Laws may be altered, amended or repealed, in whole or in part, by a vote of a two-thirds (2/3) majority of the Directors in office, except with respect to any provision thereof which by law, the Articles of Organization or these By-Laws, requires action by the Members. Not later than the time of giving notice of the meeting of Members next following the making, amending or repealing by the Directors of any By-Law, notice thereof stating the substance of such change shall be given to all Members. The Members may alter, amend or repeal any By-Law adopted by the Directors or otherwise adopt, amend or repeal any provision which by law, the Articles of Organization or these By-Laws, requires action by the Members.

SECTION 10

EXECUTIVE COMMITTEE

10.1 Enumeration. The Executive Committee shall consist of the Chairperson (or the Vice Chairperson in the Chairperson's absence), the Treasurer, the Clerk, and three (3) other Directors elected by the Board.

10.2 Powers. The Executive Committee shall be empowered to act on behalf of the Board between meetings. Any action taken by the Executive Committee shall be subject to ratification by the Board at its next regular or special meeting.

10.3 Meetings. The Executive Committee shall hold meetings as required, at the call of any three (3) or more of its members.

10.4 Quorum. A quorum of the Executive Committee shall be four (4) members.

SECTION 11

SPECIFIC OPERATING PROCEDURES

11.1 Order of Business. At the regular meetings of the Corporation, the following shall be the order of business:

- (a) Call to order by the Chairperson
- (b) Approval of the minutes of previous meetings
- (c) Reports of Staff
- (d) Reports of Committees
- (e) Unfinished business
- (f) New Business
- (g) Adjournment

GREEN ISLAND / VERNON HILL COMMUNITY DEVELOPMENT CORPORATION

11.2 Meetings. All meetings of the Corporation shall be posed in accordance with Chapter 303, Acts of 1975, open meeting law. The Board shall meet at least eight (8) times per year. The duration between meetings shall not exceed forty-five (45) days.

11.3 Compensation. No Director or Member shall receive any compensation or remuneration from the Corporation, provided, however, the Directors may see fit to reimburse its Directors or Members for any reasonable and/or necessary expenses incurred. Directors are prohibited from receiving gifts, monies or gratuities from the following:

(a) Persons receiving benefits or services under any programs financed by local, state, or federal funds;

(b) Any person or agency performing services under any of the Corporation's contracts;

(c) Persons or agencies who are otherwise in a position to benefit from the actions of the Board of Directors.

SECTION 12

LIQUIDATION OF THE CORPORATION CONSISTENT WITH THE ARTICLES OF ORGANIZATION

If, in the opinion of two-thirds (2/3) of the Board of Directors, it becomes necessary or desirable to dissolve this Corporation, the assets of the Corporation shall be assigned as follows:

(a) All liabilities and obligations of the Corporation shall be paid, satisfied, and discharged, or adequate provision shall be made thereof;

(b) Assets held by the Corporation under the conditions requiring return, transfer, or conveyance, which condition occurs by reason of the dissolution shall be returned, transferred, or conveyed in accordance with such requirements;

(c) All other assets shall be transferred to Corporations, persons, and/or organizations engaged in activities which substantially carry out the purposes of the Corporation, as stated in its Articles of Organization and these By-Laws. Such recipients must be exempt from taxation under Section 501(c)3 of the Internal Revenue Code of 1954 or the corresponding section of any future Internal Revenue Code.

GREEN ISLAND / VERNON HILL COMMUNITY DEVELOPMENT CORPORATION

SECTION 13

INDEMNIFICATION

The Corporation shall, to the fullest extent legally permissible and only to the extent that the status of the Corporation as an organization exempt from taxation under Section 501(c)3 of the Internal Revenue Code is not affected thereby, indemnify each of its Officers, employees and other agents (including persons who serve at its request as Directors, Trustees, Officers, employees or other agents of another organization) as set forth in the Articles of Organization.

SECTION 14

CONFLICT OF INTEREST

Consistent with law, the Articles of Organization, and these By-Laws, no contract or other transaction shall, in the absence of fraud, be affected or invalidated by the fact that any Member, Director, or Officer of the Corporation, or any Corporation, firm or association of which he/she may be Director, Officer, Stockholder, or Member may be a party to or have an interest, pecuniary or otherwise, in any such contract or transaction, provided that the nature and extent of his/her interest was disclosed to the Board of Directors before acting on such contract or other transaction. Any Director of this Corporation declaring such an interest may not be counted in determining the existence of a quorum at any meeting of the Directors which shall authorize any such contract, transaction, or act, and shall not vote to authorize the same. For the purposes of this section, a Director's interest shall be defined as that of the Director or of any relative of the Director, by blood or by law.

SECTION 15

STANDING COMMITTEES

15.1 Enumeration. The Corporation shall have three (3) standing committees as follows:

- (a) Finance
- (b) Membership
- (c) Programs and Planning

15.2 Number and Appointment. Standing committees of three (3) Directors each shall be appointed annually as provided in section 5.3 of these By-Laws.

GREEN ISLAND / VERNON HILL COMMUNITY DEVELOPMENT CORPORATION

15.3 Duties. The duties of the standing committees shall include, but not be limited to, the following:

(a) Finance Committee:

- (i) To review and assess the financial status and needs of the Corporation, including requests for proposals and feasibility studies;
- (ii) To recommend and investigate financial options to further the goals of the Corporation.

(b) Membership Committee:

- (i) To promote and encourage community participation in the Corporation;
- (ii) To effectively conduct all elections;
- (iii) To maintain an accurate list of the names and addresses of the Members of the Corporation;
- (iv) To develop and maintain the membership application forms and collect annual membership fees.
- (v) To nominate the organizations that will appoint Directors as provided in section 5.1(b) and (c) of these By-Laws.

(c) Programs and Planning Committee:

- (i) To develop a long-range plan for the Corporation;
- (ii) To develop program priorities;
- (iii) To conduct quarterly and semi-annual reviews of the Corporation's programs;
- (iv) To research and recommend projects.

SECTION 16

BY-LAWS

16.1 Adoption. These By-laws shall be adopted by a majority vote of neighborhood people who would be eligible for General Membership, as provided in section 2.1 of these By-Laws, at a public meeting held for such purpose.

16.2 Conflict over By-Laws. Meetings of the Corporation shall not be bound by Robert's Rules of Order except in cases of conflict or uncertainty over interpretations or procedural issues not covered in these By-Laws.

*Green Island/Vernon Hill
Community Development Corp., Inc.*

**44 TEMPLE STREET
WORCESTER, MASSACHUSETTS 01604
TELEPHONE 753-4661**

BOARD OF DIRECTORS

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Bob Largess	82 Millbury Street	791-5118
Rev. Michael Foley	44 Temple Street	756-7165
Anna Bacinskas	177 Washington Street	757-2136
Dennis Dulevy	15 Endicott Street	799-6963 work
Sr. Nancy Casey	237 Millbury Street	755-5699
Mike Gagan	1 Alcott Street	798-2255
Aracely Caraballo	300 Harding Street	753-2646
Bill Shea	Mechanics Bank	798-6558
Suzanne Buglione	64 Perry Ave.	755-5699
Robert O'Connor	42 Dorchester Ave.	755-5699 work
Mercedes Vellegas	47 Grosvenor Street	757-2200 757-2150
Gregory Burke	W.C.C.I.	791-0941

Green Island Revitalization Task Force

Businessman's Luncheon

Tuesday, March 24th, 1987

Mr. Bill's Restaurant, Green Street

Working together to recapture the spirit of the neighborhood by
undertaking local projects.

GREEN ISLAND REVITALIZATION TASK FORCE

BUSINESSMAN'S LUNCHEON

MARCH 24, 1987

AGENDA

- I. WELCOME AND INTRODUCTIONS
 - o Gloria Markowski, Director, Green Island Neighborhood Center, Local Resident
- II. REVIEW OF COMMUNITY DEVELOPMENT ACTIVITY TO DATE
 - o Father Michael Foley, Pastor, St. John's Church, Local Resident
- III. EXPLANATION OF A COMMUNITY DEVELOPMENT CORPORATION
 - o Mark Schaefer, Acting Economic Development Director, Worcester Cooperation Council, Inc.
- IV. A WORKING EXAMPLE OF WHAT A CDC CAN DO. THE COALITION FOR A BETTER ACRE, LOWELL, MASSACHUSETTS
 - o James Hoey, Owner, Mr. Bill's Restaurant
- V. OPEN QUESTION AND ANSWER SESSION
 - o Panel
- VI. CLOSING
 - o Gloria Markowski

Contact People:

Bob Largess, President G.I. Merchants Association, McGovern's Package Store, 791-5118

Fr. Mike Foley, President Revitalization Task Force, St. John's Church 756-7165

Green Island group drums up spirit

By AMY ZUCKERMAN
OF THE GAZETTE STAFF

A new spirit has invaded Green Island.

It's evident in the newly renovated Rialto Theater building.

It's evident in the eye-catching billboard that sits atop the former Messier's Diner.

It's evident in the bright red and white signs that advertise Golemo Travel Service and the sausages hanging in the window of the European Delicatessen.

It's evident in the plans to replace the former Charles Restaurant building with housing for the elderly.

It's evident in the resident feedback sessions the Green Island Revitalization Task Force has scheduled for Feb. 25 at the Green Island Neighborhood Center.

THREE LANGUAGES

It's evident in the task force newsletter, which is printed in English, Spanish and Vietnamese.

And it's evident in the excitement the Rev. Michael Foley and Michael Healey exhibit when they walk the streets of Green Island, talking to residents, looking at the architecture and discussing various ways to revitalize one of Worcester's oldest, most vibrant neighborhoods.

Father Foley, chairman of the Green Island Revitalization Task Force, and Healey, a coordinator from the Worcester Cooperation Council, are familiar with almost every nook and cranny of this part of the city.

It is a neighborhood that is roughly bounded by the Worcester Expressway, the railroad tracks that parallel New Salem Street and Quinsigamond Avenue.

Drive down Harding Street and Father Foley will point out formerly handsome factory buildings he would like to see renovated.

Walk with him down Millbury Street and he's busy examining building facades and button-holing merchants to show some interest in sprucing up this commercial street that in the last century was considered a second Main Street.

SMALL PART OF NEIGHBORHOOD

Although much of the work of the Green Island Revitalization Task Force has centered on Millbury and Water streets, where the Broadway Restaurant building is about to undergo a renovation,

these thoroughfares are only a small part of Green Island.

In fact, Father Foley, pastor of St. John's on Temple Street, seems most excited about the potential for Green Island revitalization when he ventures off the commercial areas and into the small residential pockets that grew up around the mills of the 19th century.

Although most of the old factories — the Fox Mills and Crompton Loom Works — no longer exist, some of the housing stock that was built with the mills is standing.

In a brief history of Green Island, Susan McDaniel Ceccacci notes that much of the neighborhood's residential housing was built in the 1880s. However, a few homes from the 1850s still exist.

The Civil War-vintage and later Victorian-era housing is scattered in the streets surrounding the former Lamartine School complex. With a little imagination — or, as Father Foley says, by viewing the area "with new eyes" — it's possible to imagine children playing in the old schoolyard or in the tree-lined streets of another era.

RESTORING CHARM

Father Foley said it's also possible to imagine the charm of these old neighborhoods reborn with a little paint, cleanup of vacant lots and some rezoning to protect the residential sections.

He and Healey feel this goal is especially attainable as the neighborhood has retained its traditional residential, industrial and commercial mix, with Wyman-Gordon Co. as the major industrial presence of the 1980s.

"This is the character we would like to see maintained," he said, taking a sweeping glance over Millbury Street and the adjoining neighborhoods.

EXPRESSWAY HURT

Pointing to the clean front of the former Rialto Theater building — a building which was renovated despite the fact that it lost its back portion when the expressway went in — Father Foley said "a little imagination and community support could make this sort of thing happen elsewhere in Green Island."

"We want to capture the spirit of what it was, not be identical," he explained.

'W'hat we need is to get the neighborhood to visualize things differently; to see themselves with new eyes.'

FATHER MICHAEL FOLEY
GREEN ISLAND TASK FORCE

Up until the 1950s, Green Island was a bustling urban neighborhood. Although the population had been migrating steadily to more prosperous sections of the city from the 1920s on, Mrs. Ceccacci said the expressway hurt Green Island most.

When the road was completed in the early 1960s, it cut through a large portion of Green Island's residential section.

The expressway didn't touch much of the oldest portion of the neighborhood which was developed just to the west of Millbury Street right before the Civil War.

According to Mrs. Ceccacci, most of this housing stock appears to have been built in connection with the Fox Mill. In 1859 Fox was joined by George Crompton, founder of the Crompton Loom Works.

With the growth of industry and prosperity came the commercial development of Millbury Street. Besides the two major industries in the area, Mrs. Ceccacci found three other major employers by the 1880s: Hamilton's Tape Factory and Walker Boot & Shoe on Water Street, and Washburn & Moen on Quinsigamond Avenue.

IMMIGRANT FAMILIES

In the latter part of the century, Mrs. Ceccacci said, a flood of immigrants joined the more-established Irish who had settled Green and Temple streets. Irish, Polish and Lithuanian families settled on Millbury Street, Jewish families on Water Street, Irish and Italian immigrants on Shrewsbury Street, and Swedish in Quinsigamond Village.

With them came the ethnic flavor that has marked the area ever since — the

small shops, bakeries and delicatessens, the clothing stores, ethnic restaurants and fruit stores.

Although the numbers of stores and restaurants have diminished, that ethnic flavor remains today. But now, along with the Jewish delicatessens on Water Street, can be found Vietnamese restaurants and shops on Millbury Street signaling the arrival of a new wave of immigrants.

As of the 1980 census, Green Island was very much a poor neighborhood with a rich heritage.

Predominantly white, working class with an aging population, census takers found about half the population was surviving on public assistance or social security. Much of the other half work in service industries or work as semi-skilled industrial workers or laborers.

"We have a real urban village," according to Father Foley. "And

After a few minutes of talking with Father Foley, the officer glanced around the street and shrugged. "There is a lot here," he agreed, heading off to his car.

that doesn't have to be a liability. We need funding, potential rezoning and developing community involvement."

At this time, the Green Island Task Force operates with a core group of 15 to 30 people, according to Healey. The task force, in conjunction with WCCI — which has worked on storefront rehabilitation in Green Island — is working hard to increase those numbers.

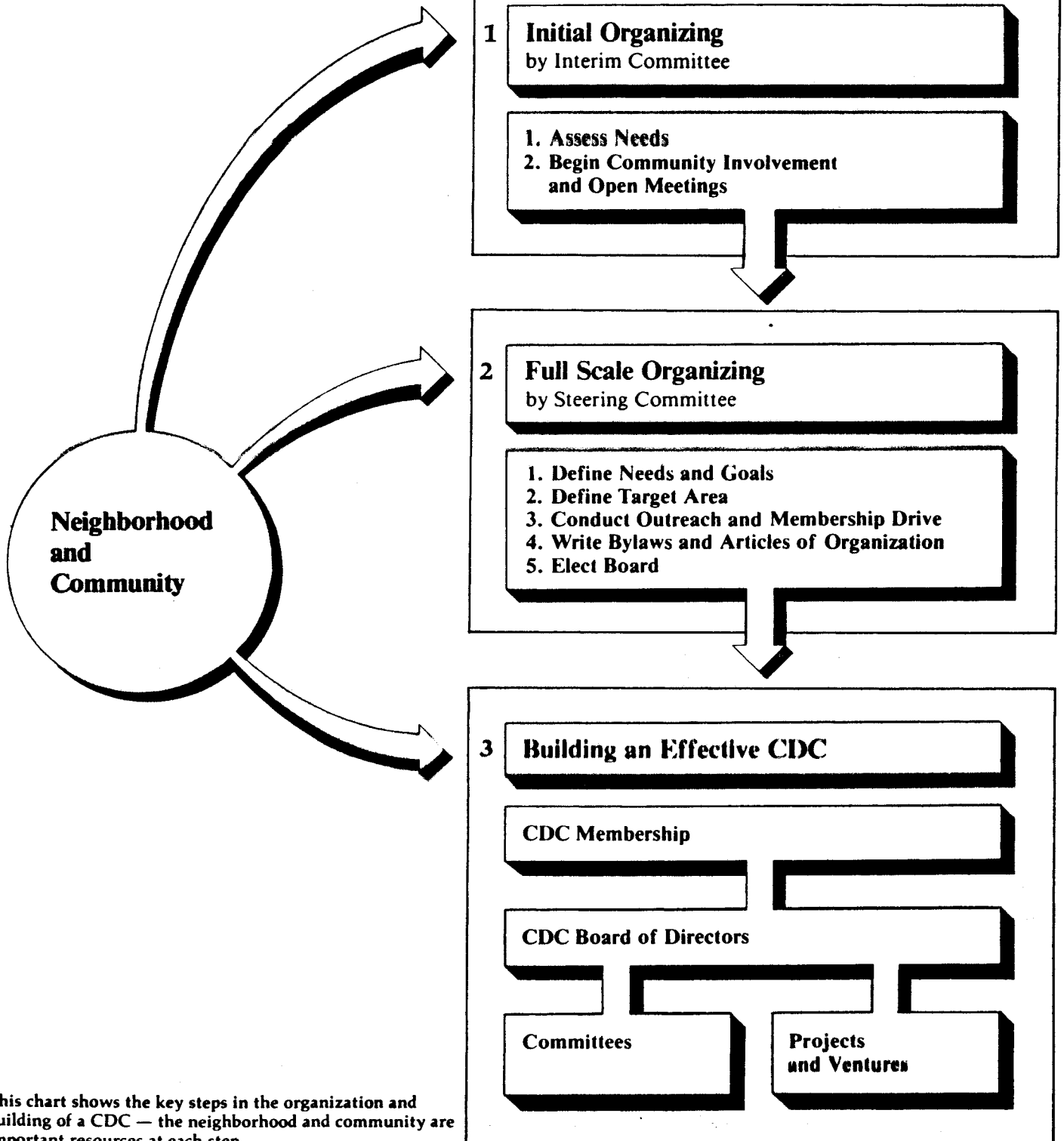
Both Father Foley and Healey are strong believers that only Green Island residents are going to revitalize Green Island.

"What we need is to get the neighborhood to visualize things differently," he said. "To see themselves with new eyes," Father Foley said.

Just that minute a Worcester police officer stopped the parish priest to express his doubt that Green Island could ever be turned around. There was too much crime, he said. Too much poverty.

The man was carrying a bag full of items he had bought on Millbury Street. Father Foley pointed out this fact, and the man agreed that he comes to Green Island to do much of his shopping.

Steps in Organizing a CDC



This chart shows the key steps in the organization and building of a CDC — the neighborhood and community are important resources at each step.

Appendix 3

Community Development Finance Corporation Eligibility Requirements

Legal Criteria

The legal criteria for CDC eligibility required for our legislation are as follows:

1. A CDC must be a nonprofit corporation established under Massachusetts General Laws (particularly Chapter 180) and must have adopted Bylaws which provide the following:

- a) The CDC is organized to operate within a specified geographic area. This area must be coincident with existing political districts containing no more than 115,000 people.

The political districts may be a city or town, congressional district, ward or precinct, or some other publicly-recognized administrative area defined by an outside public body. The intent of the legislation is to avoid an arbitrary definition of area boundaries. The appropriate size of a CDC area depends greatly on its homogeneity and the common recognition of problems. Generally, we have found that the 115,000 person maximum is too large to maintain a strong and active community base. However, there are also problems with choosing an area with too small a population, especially for those CDCs interested in economic development projects. If a major goal is to employ local residents, then it is important to understand the characteristics and work experience of the local population. There could easily be a mismatch between the skills and interests of local residents and the labor needs of businesses undertaken by the CDC.

- b) The CDC has an official membership.

The outreach effort in establishing the initial membership is critical in assuring the recognition of the CDC as a representative organization. Efforts must be made to contact and solicit the involvement of a broad range of existing community organizations.

- c) The CDC's membership is open to all area residents 18 years and older with each member having an equal vote.

This requirement does not prohibit nonresidents from being members of the CDC. It merely requires that membership be open to all residents of the CDC area. Some CDCs permit people who own businesses or work in the community to become members as long as they do not represent too large a percentage of the total membership. A 10% limit to nonresident members has been used by most CDCs. Financial contributions or dues are allowable requirements for voting if nominal in amount. (Most CDCs charge \$1-5 annually for membership.)

- d) At least a majority of the CDC's board of directors is elected by area residents.

- e) Elections are held annually for one-third of the elected board members so that elected members serve for staggered terms of three years.

The number of elected directors must be a multiple of three to meet this requirement. At the initial election, board members are designated to serve for one, two or three year terms.

- f) Any board member who is not elected must be appointed by an elected state or local government official or by another nonprofit organization having as a purpose the promotion of development in the CDC's area.

This requirement does not permit the CDC itself to designate any non-elected board members.

- g) Elections are adequately publicized within the area and an ample opportunity is provided for participation by the full membership.

2. A CDC area must contain a "target area" in which the business will be located which meets one of the following requirements:

- a) A blighted open, decadent or substandard area with an average income below 85% of that for the Boston metropolitan area.

Using 1970 Census information, this represents a median family income below \$9,731.

- b) An area containing substantial conditions of blight, economic depression and widespread reliance on public assistance.

An area above our income limits can be considered if there are other clear indications of economic hardship.

3. The CDC's "target area" must be one of the following:

- a) The same geographic area as the CDC area.
- b) An area contained within the boundaries of the CDC area.

In these cases, we must be assured that the CDC fairly represents the interests of the target area residents.

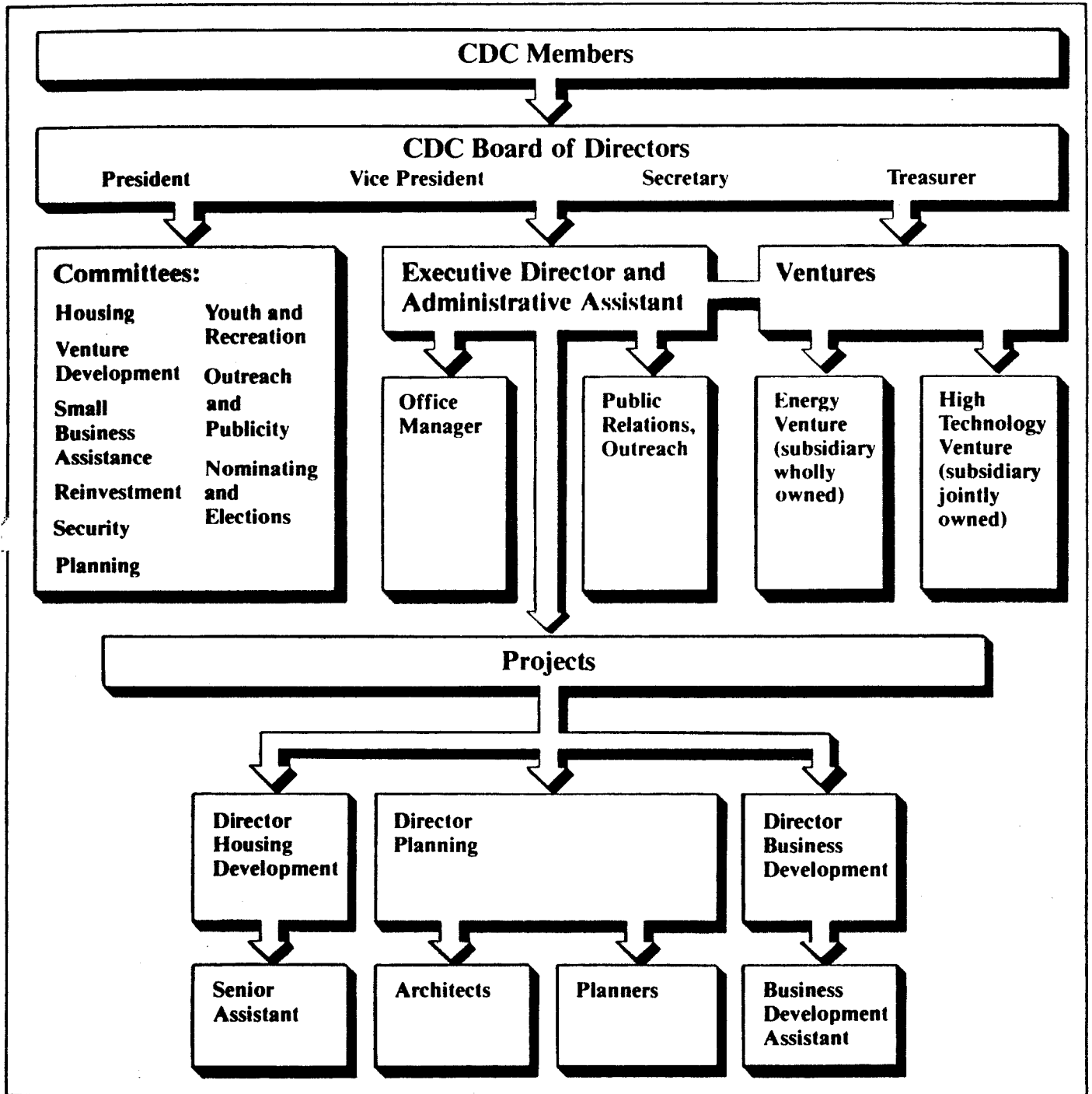
- c) A predominantly nonresidential area outside the CDC area.

In these cases, we must be assured that the primary community benefits of the business will go to CDC area residents.

4. In addition to legal compliance with the requirements of our legislation, we consider other factors such as the history, representative quality and viability of a CDC in determining its eligibility.

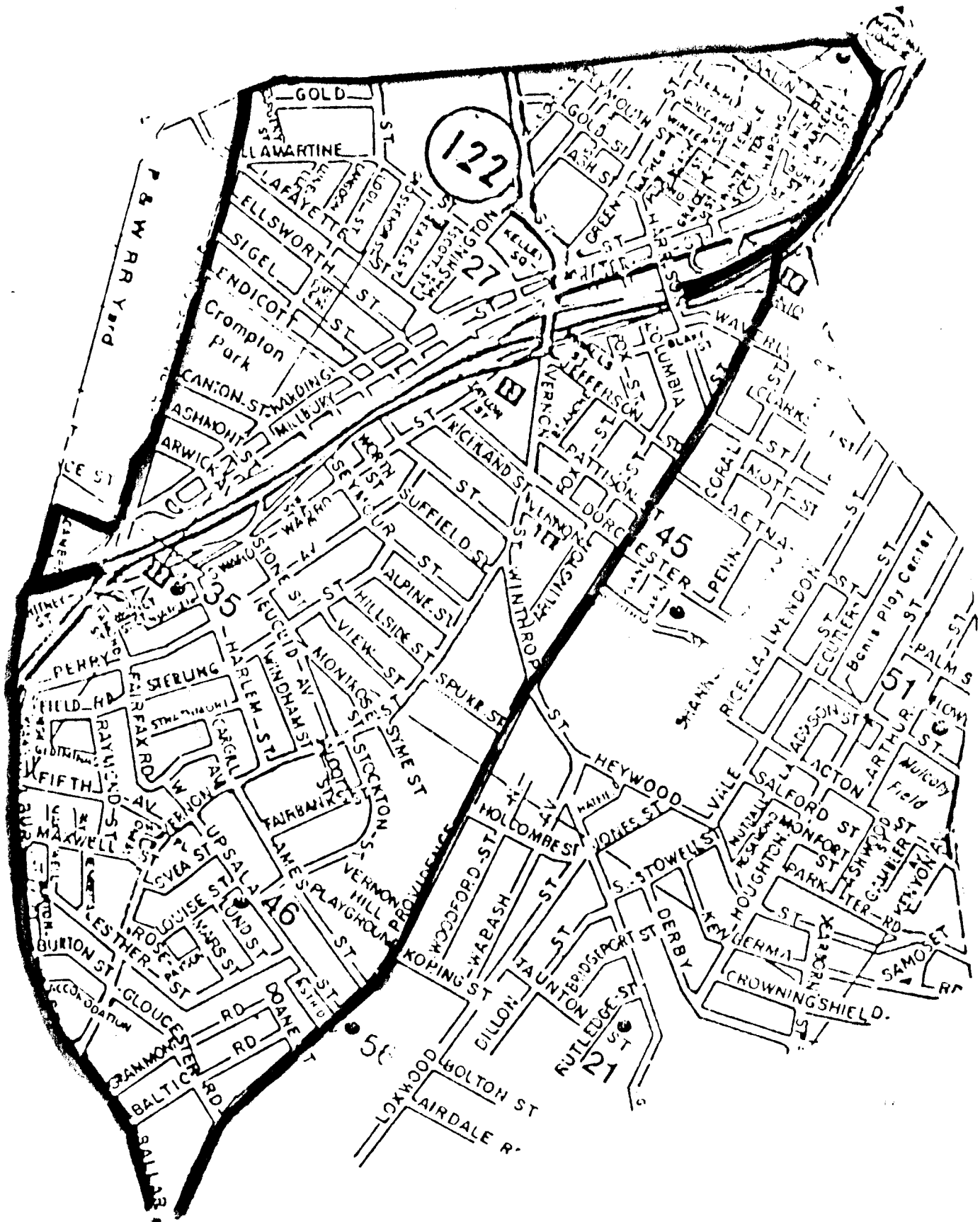
Source: These legal criteria and the accompanying notes represent the current policy of the Massachusetts Community Development Finance Corporation, as stated in their *Second Annual Report*, September 1979, page 7.

The Organizational Structure of a CDC



This chart shows the organizational structure of a fully developed CDC. The membership, Board, and committees direct the work of the CDC staff, who, in turn, manage projects and provide technical assistance to ventures.

Proposed Green Island Community Development Corporation Membership Area



COMMUNITY DEVELOPMENT FINANCE CORPORATION (CDFC)

Q. Where can businesses in an economically depressed area obtain financing?

A. CDFC can provide flexible financing for working capital needs and real estate development projects when there is some clear public benefit. CDFC investments are made in conjunction with Community Development Corporations (CDCs) which are organized to promote economic development in targeted areas of the Commonwealth. CDFC financing is available to those businesses which are able to provide good employment opportunities, are unable to meet their capital needs in the traditional markets, and have the sponsorship of an eligible CDC.

Q. What type of financing is available?

A. CDFC offers three investment programs for economic development projects:

1. The Venture Capital Investment Program provides debt and equity financing to small, viable businesses. The preferred investment range is \$75,000-\$300,000, with CDFC providing up to one-third of the total financing required.

2. The Community Development Investment Program offers flexible, short-term financing to CDC-sponsored housing and commercial/industrial real estate projects. CDFC can provide 20%, or up to \$250,000, for the financing of specific and recoverable development expenses, or as one of the sources of CDC equity in a real estate project.

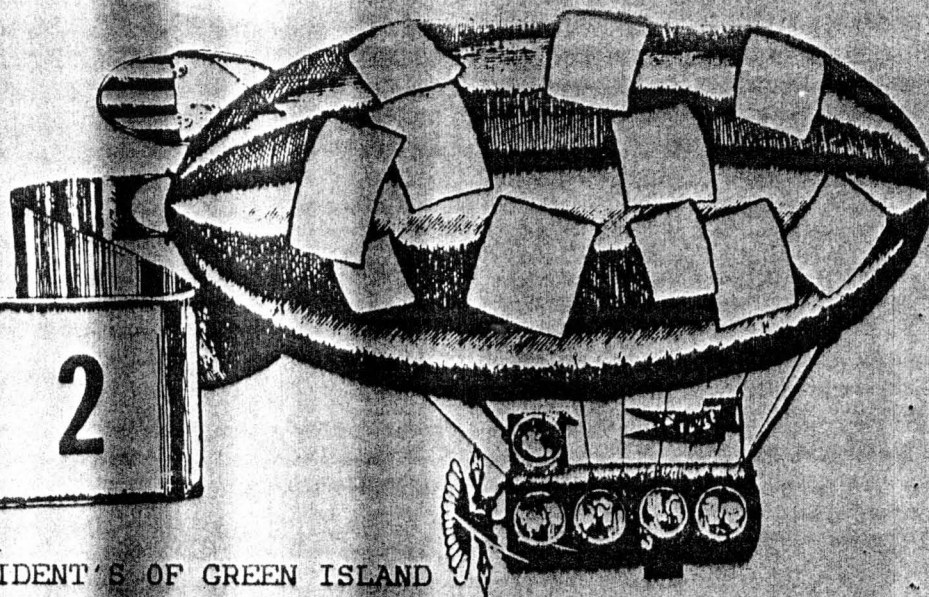
3. The Small Loan Guarantee Program extends CDFC's financing capabilities to businesses requiring smaller amounts of capital (under \$50,000). CDFC's loan to the CDC provides the cash collateral to secure the CDC guarantee of 50%, or up to \$25,000, of an approved bank loan to a small business.

Q. How do businesses apply for CDFC financing?

A. Investment requests originate with the local CDC, and are submitted to CDFC after a working partnership has been established between the sponsoring CDC and an interested business or developer.

For further information on CDFC, please contact:

Charles T. Grigsby, President
Massachusetts Community Development Finance Corporation (CDFC)
131 State Street
Suite 600
Boston, Massachusetts 02109
(617) 742-0366



RESIDENTS OF GREEN ISLAND

JOIN YOUR NEIGHBORS FOR

GAB-FEST #2

(AT CARPENTER'S HALL ON ENDICOTT STREET - ACROSS FROM CROMPTON PARK)

AND

A CHILDREN'S HALLOWEEN PARTY

(AT THE GREEN ISLAND NEIGHBORHOOD CENTER - CROMPTON PARK)

WHILE THE CHILDREN ARE AT THE PARTY YOU WILL HAVE AN OPPORTUNITY TO TELL
YOUR STORIES AND SHARE YOUR IDEAS ON:

MAKING OUR NEIGHBORHOOD A SAFER PLACE TO LIVE
HOW TO CREATE DECENT AFFORDABLE HOUSING
DEVELOPING NEIGHBORHOOD STORES AND SERVICES
PROVIDING NEW PROGRAMS FOR TEENAGERS AND CHILDREN

SATURDAY

NOVEMBER 1, 1986

1:00 PM - 3:30 PM

REFRESHMENTS WILL BE SERVED - DONATIONS OF BAKED GOODS WILL BE DEEPLY
APPRECIATED

SPONSORED BY: THE GREEN ISLAND NEIGHBORHOOD CENTER, RESIDENTS' GROUP,
REVITALIZATION TASK FORCE, MERCHANTS ASSOCIATION AND SAINT JOHN'S PARISH

ACCOMODATION WILL BE MADE FOR THE HANDICAPPED



"Community Development Corporation Meeting"

Do you want to incorporate?

What is incorporation?

Changes in your neighborhood can
only happen with your involvement!

If you would like the answers to
the above questions, then come to
the meeting ~

DAY MEETING:

WEDNESDAY FEBRUARY 25
1:30 P.M.
GREEN ISLAND CENTER

NIGHT MEETING:

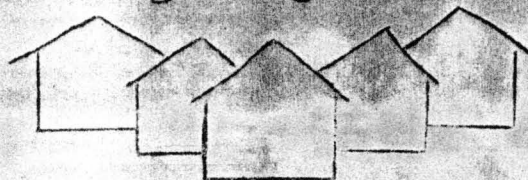
WEDNESDAY FEBRUARY 25
7:00 P.M.
GREEN ISLAND CENTER

CHILD CARE WILL BE PROVIDED.

LIMITED TRANSPORTATION IN EVENINGS CALL 753-4661
AND ASK FOR SR. NANCY

SPONSORED BY: G.I.R.G.
G.I.N.C.
G.I. TASK FORCE

It's your neighborhood



Green Island / Vernon Hill
Community Development Corp.

is sponsoring an information
meeting concerning the
proposed "Zoning Changes"
for our neighborhood.

Come find out what's happening.
We need your ideas...

WEDNESDAY - July 29TH.

7:30 P.M. at Green Island Center

GABFEST III

TUESDAY, JUNE 30TH

5:00-7:00 PM

GREEN ISLAND NEIGHBORHOOD CENTER
CROMPTON PARK

POTLUCK PICNIC: BRING YOUR BEST
DISH OR DESSERT
HOTDOGS AND DRINKS ARE PROVIDED

REVIEW WHAT IS HAPPENING
IN THE GREEN ISLAND / VERNON HILL
NEIGHBORHOODS

LEND SUPPORT FOR OUR OWN C.D.C.
(COMMUNITY DEVELOPMENT CORP.)

BE PART OF THE
ACTION

FURTHER INFORMATION:

BOB LARGESS 791-5118
SR. NANCY 753-4661
FR. MIKE FOLEY 756-7165



NOV, 1987

Green Island "News Alert"

Community Development Corporation Registration

Become a member of the Green Island/Vernon Hill Community Development Corporation, Inc. for \$1.00. This will give you an opportunity to vote at the annual meeting, or to become a board member in the future. This group will be doing a survey around the Upsala St. School area to see if it is possible for us to work with transforming the school into 1 and 2 bedroom condos and freeing up some 3 deckers for larger families. If you would like one of the board members to visit you to explain more about this project call Sr. Nancy 753-4661.

Scouting - Be A Tiger Scout or A Cub Scout

Tiger Cubs and Cub Scouts have started to meet at the Green Island Neighborhood Center. If you wish to join contact Sr. Nancy 753-4661.

Youth - Need A Job?

Are you 16 - 19 - Out of school or don't have necessary skills and training? Join Broader Horizons Referral and Support Services For more information contact

Sheila 755-1274
340 Main St. Suite 371
Worcester, MA 01608

Crompton Park - What's New?

Notice the new slide at Crompton Park? It was donated by the Worcester Lodge of Elks. Coming soon will be an addition - a tire swing! This was donated by the Green Island Residents Group, Inc. with help from the Green Island Merchants Association and customers of McGovern's Package Store. Bring your children to the park and let them enjoy!

Lorraine Laurie

Senior Health Clinic - Do you need a doctor?

The new senior health clinic will begin Thursday, November 19th., at 9:00 A.M., at the Green Island Center. There will be a doctor available for physicals and health follow-up. No appointment necessary, just come to the Center at 9:00 A.M. Anyone 60 and over is eligible.

Shopping Trip - Need A Ride?

The Green Island Center has a free shopping trip to the grocery store every Monday from 1:00 to 3:00. Residents interested in going please meet at the Center at 12:45.

Health Corner - St. Vincent's needs us?

Every 2nd. Tuesday of the month from 10:00 to 11:00 a.m., a work shop is held on childhood diseases and other topics of interest to parents. Free child care and refreshments are provided. Be the best "mom" you can be - be informed. Call Green Island 753-4661 for more information.

Coming - in The New Year

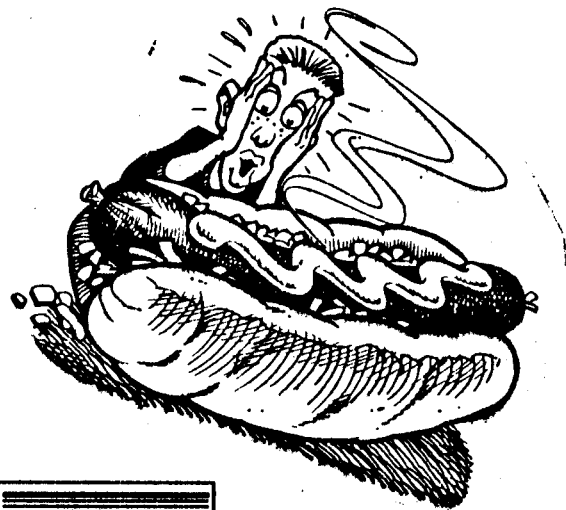
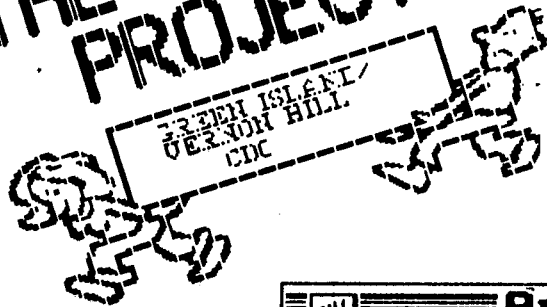
In January we hope to begin to talk about major concerns residents have talked about with our staff. The concerns are:

- 1.) Hazardous Wastes in our neighborhood Fact or Fiction??
- 2.) Evacuation Plans in case of a disaster
- 3.) Arson - Vanderlism (have your car windows been broken lately?)

We are going to need your help with these concerns and hope to set up a resident meeting with the Police Department and with the Civil Defense Department. So please think about these concerns and we will contact you in January.

Congratulations to Janice Nadeau our new district councilor. We look forward to working closely with Janice in creating a safer and stronger neighborhood.

THE PEOPLES PROJECT



 **Announcing** 

Gab Fest 1987

October 12th 2:00 to 5:00

Crompton Park

Refreshments -- Membership

**come celebrate
with us the
C.D.C.'s Progress
and Columbus Day**



Bring A Friend!

ML 2

RG5

MG 2

BG3



GREEN ISLAND / VERNON HILL Community Development Corporation
Housing survey -1987-

Lot # _____ Address [Street # _____]

- 1- Every square represent a unit in a house
- 2- The lot # should correspond to the one on the map.
- 3- Since we already surveyed the exterior conditions of the buildings we only need to know if the inside needs improvements.
- 4- Consider this sheet as a triple decker house and therefore start to fill it out from the bottom.
- 5- In case you do not have six units per house please cross the remaining squares.
- 6- In case you do have more than six fill out another sheet with the same lot #.
- 7- When you finish a map make shure to put it aside with its corresponding sheets.

RENTER ----- OWNER ----- VACANT

- 1)- # of household _____
- 2)- # of head of household _____
- 3)- age of head of household _____
- 4)- # of occupants _____
- 5)- Rent w/ utilities _____
w/out utilities _____
- 6)- Mortgage _____
- 7)- Work in neighborhood _____
in the city _____
outside city _____
- part time full time retired
- 8)- # of cars _____
Where do you park _____
- 9)- Does your unit need improvements N Y
- 10)- Number of Rooms _____

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outside city _____
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- 8)- # of cars _____
Where do you park _____
- 9)- Does your unit need improvements N Y
- 10)- Number of Rooms _____

MARKET SURVEY SUMMARY

TOTAL SURVEYS TAKEN: 44.

NUMBER OF UNITS IN HOUSES: ONE: 2.
TWO: 4.
THREE: 35.
FOUR: 1.

ANY VACANCIES? NO: 30.
YES: 1.

AVERAGE YEARS OCCUPANCY: 24.7

WOULD RESIDENTS WANT TO LIVE IN UPSALA STREET SCHOOL?
YES: 13.
MAYBE: 13.
DON'T KNOW: 9.
NOT HOME OR NOT
INTERESTED: 8.

WHAT ARE YOUR PROBLEMS IN RENTING?
NONE: 19.
BAD TENANTS: 4.
OTHER: 3.

WOULD YOU BUY A CONDO THERE?
NOT LIKELY: 24.
WOULD CONSIDER: 1.
VERY INTERESTED: 0.

WOULD YOU LIVE THERE IF THE CDC COULD RENT YOUR PLACE?
NOT LIKELY: 20.
WOULD CONSIDER: 3.
VERY INTERESTED: 0.

WOULD YOU BE INTERESTED IN ASSISTANCE IN RENTING YOUR APARTMENTS?
NO: 13.
MAYBE: 2.
YES: 0.

340 Main Street, Suite 836, Worcester, MA 01608-1674 (617)791-3259

MARKET SURVEY
DEVELOPMENT OF UPSALA STREET SCHOOL
GREEN ISLAND/VERNON HILL COMMUNITY DEVELOPMENT CORPORATION

One of the CDC's top priorities is housing. As you know, the city is planning to convert the Upsala Street School into housing of some kind.

1. If the Upsala Street School were redeveloped as well-designed one and two bedroom condominium housing for the elderly, do you think residents from the neighborhood would consider living there?

2. As an owner of rental property what kind of problems have you encountered? _____

3. How likely would it be that you would consider buying a condominium unit at the Upsala Street School if you were offered a fair price for your current home?

- () not likely - (ANSWER QUESTION 3a)
() would consider the possibility
() very interested - have been looking to purchase a suitable place

3a. Would you consider renting the same unit described above if you knew that the rents which could be collected from your two or three-decker would more than cover your housing costs (rent, utilities, security system, management) at the Upsala Development?

- () not likely
() would consider the possibility
() very interested - sounds like the ideal situation

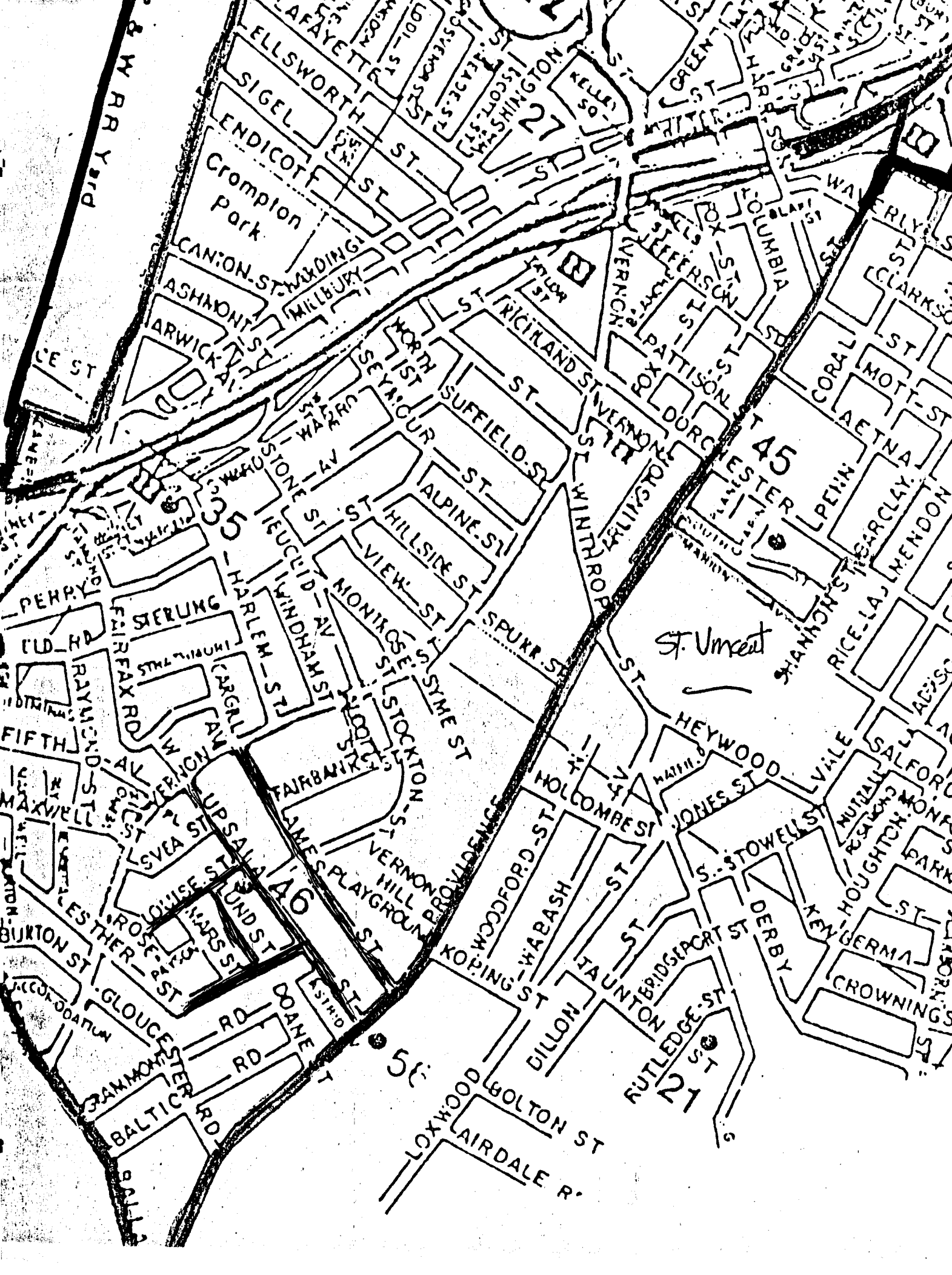
4. How long have you lived in this house? _____

5. Are any of your apartments vacant? () yes () no
If yes, how many? _____

6. Would you be interested in assistance from the Green Island/Vernon Hill CDC in renting-up or managing any vacant apartments in your house?

TO BE COMPLETED BY INTERVIEWER ONLY

Number of units in structure _____
Address of Property _____
Interviewer's Initials _____



SURVEY OF NEIGHBORHOOD FEELINGS
FOR THE UPSALA STREET PROJECT

1. PLEASE RATE THE FOLLOWING OPTIONS FOR THE UPSALA STREET SCHOOL:
VOTE NUMBER 1 FOR YOUR FAVORITE, 2 FOR SECOND FAVORITE, AND 3
FOR YOUR THIRD.

- _____ A. ELDERLY HOUSING.
_____ B. SINGLE PARENT HOUSING.
_____ C. SMALL FAMILY HOUSING.
_____ D. SINGLE PERSON HOUSING.
-

2. WOULD YOU SUPPORT A DAY CARE CENTER AS PART OF A MIXED USE
PROJECT? _____

3. WOULD YOU PREFER THAT THE HOUSING BE RENTED OR OWNED BY THOSE WHO LIVE
THERE? _____.

4. WOULD YOU SUPPORT AFFORDABLE HOUSING IN ANY ONE OF THE ABOVE
CATEGORIES, OR WOULD YOU PREFER MARKET RATE HOUSING? _____

NAME AND ADDRESS _____

SURVEYORS INITIALS _____

UPSALA STREET SURVEY RESULTS

PART A. ALL RESIDENTS:

TOTAL RESPONSES..... 84.

USE PREFERENCE:

	<u>PERCENT</u>	<u># OF VOTES</u>	<u>POINTS</u>
1. ELDERLY HOUSING:	70%	59	243
2. SINGLE PARENTS:	6%	5	64
3. SMALL FAMILY:	21%	21	143
4. SINGLE PERSON:	3%	4	35

SPECIAL CONSIDERATIONS:

1. WOULD YOU SUPPORT DAYCARE AS PART OF A MIXED USE PROJECT?

	<u># OF VOTES</u>	<u>PERCENT</u>
1. YES...	47	78%
2. NO...	13	22%

2. WOULD YOU PREFER THAT THESE PROPERTIES BE OWNED OR RENTED?

	<u># OF VOTES</u>	<u>PERCENT</u>
1. RENTED...	30	68%
2. OWNED...	14	25%

3. WOULD YOU SUPPORT AFFORDABLE HOUSING OR MARKET RATE?

	<u># OF VOTES</u>	<u>PERCENT</u>
1. AFFORDABLE HOUSING...	60	82%
2. MARKET RATE...	13	18%

RENTAL VS. OWNED:

THIS SECTION BREAKS DOWN THE SURVEYED FAMILIES INTO TWO CATEGORIES, THOSE WHO RENT, AND THOSE WHO OWN.

USE PREFERENCE:

	<u>% OF OWNED</u>	<u>% OF RENTED</u>
1. ELDERLY...	76%	63%
2. SINGLE PARENT...	0%	6%
3. SMALL FAMILY...	21%	25%
4. SINGLE PERSON...	3%	6%

SPECIAL CONSIDERATION ITEMS:

1. WOULD YOU SUPPORT A DAYCARE?

	<u>% OF OWNED</u>	<u>% OF RENTED</u>
1. YES...	100%	100%
2. NO...	0%	0%

2. WOULD YOU PREFER RENTAL OR OWNED UNITS?

	<u>% OF OWNED</u>	<u>% OF RENTED</u>
1. RENTAL...	46%	38%
2. OWNED...	100%	0%

3. WOULD YOU PREFER AFFORDABLE HOUSING OR MARKET RATE?

	<u>% OF OWNED</u>	<u>% OF RENTED</u>
1. AFFORDABLE HOUSING...	86%	14%
2. MARKET RATE...	100%	0%

THIS SET OF DATA SHOWS THAT THE RENTERS AND OWNERS AGREE ON MOST OF THE QUESTIONS. THEY SUPPORT THE ASSERTIONS OF THE ORIGINAL SET OF DATA. THE ONLY DIFFERENCE IS THAT THE OWNERS DON'T CHOOSE RENTAL PROPERTY AS OVERWHELMINGLY AS DO THE RENTERS, ALTHOUGH THEY DO SUPPORT RENTAL PROPERTY.

THE CONCLUSIONS THAT SHOULD BE DRAWN FROM THIS SURVEY ARE OBVIOUS AND WELL SUPPORTED. THE RESIDENTS OF THE UPSALA STREET AREA WANT ELEDRELY HOUSING IN THAT VACANT SCHOOL. THEIR SECOND CHOICE WOULD BE SMALL FAMILY HOUSING. THE NEIGHBORHOOD WOULD SUPPORT A DAYCARE CENTER AND WOULD PREFER RENTAL PROPERTY. FINALLY, THE PROJECT SHOULD BE FOR AFFORDABLE UNITS.

RASKOB FOUNDATION FOR CATHOLIC ACTIVITIES, INC.

KENNETT PIKE AND MONTCHANIN ROAD

P.O. BOX 4019

WILMINGTON, DELAWARE 19807

TELEPHONE (302) 655-4440

December 2, 1987

Rev. Michael Foley
St. John's Catholic Church
44 Temple Street
Worcester, MA 01604

ID: NE 8370 - Operating costs
of Green Island/Vernon Hill
Community Development Corp.

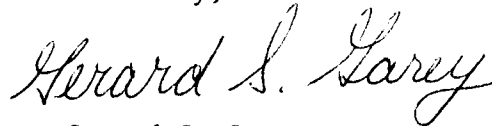
Dear Father Foley:

It is with regret that I must inform you that your application was not among those which the Board of Trustees was able to assist at its recent Meeting.

We sincerely wish that this Foundation were in a position to act favorably upon all the worthy requests which are submitted. However, this is not the case, as applications for assistance always total far more than the funds available.

I am sorry that we were not able to help.

Sincerely,

A handwritten signature in cursive script that reads "Gerard S. Garey".

Gerard S. Garey
President

U. S. FORM FOR MAKING APPLICATION TO THE RASKOB FOUNDATION

ID# _____

A. Name and address of Catholic, tax-exempt organization submitting application:

St. John's Catholic Church
44 Temple Street
Worcester, MA 01604

C. Contact person, area code & telephone number:

Name: Rev. Michael Foley
Phone: (617) 756-7165

D. Organization's listing in Official Catholic Directory of P.J. Kenedy & Sons, NYC:

Page: 977 Edition: 1978

E. IRS tax-exempt number: 042106729

F. Religious Order involved with project, if any:

Official Abbreviation: _____

B. Diocese/Archdiocese where project will take place:
Worcester

1. AMOUNT requested \$ 10,000 as a grant ☒ loan _____

Has organization previously received funding from the Raskob Foundation? _____ Yes ☒ No

2. SPECIFIC PURPOSE for which funds are being sought: Seed money to complete organization of the GREEN ISLAND/Vernon Hill Community Development Corporation for the purpose of developing low income housing and revitalization of the Green Island Neighborhood.

3. INTRODUCTION — Give brief description of the organization seeking funds: Green Island/Vernon Hill, CDC was an outgrowth of the Green Island Task Force initiated in the Spring of 1987 in response to the rapid gentrification of the Green Island Neighborhood. St. John's Catholic Church, with a long history as a service provider and advocate in this multi-ethnic poverty community provided its resources in the early formation of the CDC. Up to the present the CDC has organized the residents of Green Island around the issues of low-income housing and revitalization, initiated the process of Incorporation, developed purposes and a Board of Directors made up of residents, business men and representatives of community agencies. CDC is requesting funds for administrative purposes: set up office, complete the process of incorporation, continue to be in communication with the neighborhood, and to begin and complete a site plan. All of this will be done in order to approach the State for funds for low-income housing.

4. PROBLEMS, OBJECTIVES & METHODS — Give brief description of the basic problem or need... describe what it is you want to accomplish... and method(s) you plan to use.

The existence of a tightly knit Green Island Community is being threatened: i.e. residential, and business community, by the loss of its land to highway & sewerage projects as well as sprawling center city interests. All this is happening without the involvement of the community. This take over of land is escalating. We wish to organize the community so that its voice can be heard, particularly in the interest of low-income housing and revitalization. We propose to:

- To complete organization of the local CDC
- To complete an undated site plan of the Green Island Neighborhood
- To augment number of low-income units in neighborhood
(long-term leases for low-income families)
- To begin building or rehabing a first project site.

TIMING - What is the date or time frame of the project? What is the current status ... how long will it take to finish ... are there later stages?

- Administrative office set up at St. John's by end of September
- Incorporation completed by end of September, 1987
- Membership drive will be from September 87 to January 88.
- Newsletters to be in October and March
- Site Plan completed by end of October

COST & FINANCING - List the principal cost elements of the project ... what is total cost?

<u>Budget Request</u>		
Two Editions of Newsletter	\$ 1,800.00	Printing of Sight Plan
Postage	800.00	\$ 300.00
Training New Board Members	300.00	
Gab Fest	500.00	Total Budget Request \$10,000.00
Audio Visual on C.D.C a Video	1,000.00	
Planning Consultant Service	2,200.00	
Membership Drive and Flyer	900.00	
Telephone	350.00	
Photocopy	200.00	
Office Supplies	450.00	
Office Equipment	1,200.00	

What funds have already been obtained? List sources, including other foundations. How much has been raised locally or from your own constituency?

Local C.H.D.	\$ 4,500.00
Merchants Association	300.00
L. S. A.	600.00
Loan L. S. A.	1,800.00
Local donations	2,300.00

When will project be self-supporting? in 2 years

TIMING continued - Development of short-range and long range project (initial) by April, 1988
- Approaching funding sources for building and rehab. monies April, 1988

EVALUATION - Explain how you are going to be able to determine that you have accomplished what you want to do.

The Board of Directors plans to establish dates for the evaluation of purposes, objectives on a regular basis: bi-annually. The evaluation will focus upon the implementation of what is stated in #4.: for example: response to membership drive, completion of site plan, development of long and short term projects, additional state and local funding.

ADDITIONAL INFORMATION - Any points or comments you may wish to make that are not covered on this form:

We need these monies to establish an organizational base. The State has encouraged us to go ahead and stated that they would look positively upon future funding once this is done.

The letter from our Ordinary of the Diocese, The Most Rev. Timothy J. Harrington will follow under separate cover.

BRIEF HISTORY OF THE GREEN ISLAND REVITALIZATION TASK FORCE
AND THE GREEN ISLAND/VERNON HILL COMMUNITY DEVELOPMENT CORPORATION

Back in 1984 when the Comstock building was being torn down many members of our community worked hard to save that gracious old Millbury Street landmark. In spite of great efforts the building was destroyed. Although a tasteful and handsome Mechanics Bank has taken its place now, the people of the neighborhood realized that there was a need to really work close together if we were going to protect our neighborhood and help it grow in a healthy way.

In September of 1984 the first meeting of the Green Island Revitalization Task Force took place at the Housing Information Center on Millbury Street. With the Residents group and the Neighborhood Center as the core, it brought together representatives from many other local social, religious and agency groups, along with some government officials who were all concerned with preserving and building up the Island. At that first meeting Father Michael Foley, pastor of historic Saint John's Church, and Frank Joyce, Director of the Green Island Neighborhood Center, were elected to chair the group. Originally the group set up two working subcommittees to deal with housing and public safety. Through the encouragement of the Task Force the Millbury Street Merchants Association was reestablished. Over those first months government officials including the City Manager, the Chief of Police, the Director of the Worcester Housing Authority and many city departments came to listen and to share their encouragement. Of particular help was assistance provided by the Worcester Cooperation Council, Inc. (WCCI) and the City Manager's Office of Planning and Community Development.

The announcements of the Route 146 connector with the Mass Turnpike, the proposal to develop Union Station as a Convention Center and the plans to transform the old steel works on Millbury Street into a Heritage State Park lent a certain sense of urgency to our efforts. Green Island and Vernon Hill were becoming prime property in Worcester's future development. At this point the Island Voice, our own neighborhood newsletter was first published. With almost five thousand families receiving information on local developments and opportunities there now was a vehicle for real communication.

On July 14, 1986 the Task Force formed a committee to see how the residents of our area might best organize so that we might begin our own projects, especially around housing. We began to study what the state calls Community Development Corporations or CDC's, which are resident based non-profit development groups. The second issue of the Island Voice was published about this time and reviewed some of the changes that might be taking place and encouraged us to work together for our future.

To further bring the neighborhood together our first Gab-Fest was held at Crompton Park on August 13, 1986. More than one hundred people showed up for this pot-luck picnic, music and discussion. People surfaced four major concerns. We wanted our neighborhood to be a safer place to live. We needed more decent affordable housing. We were concerned that we lacked some essential services like a post office and drug store.

We wanted more services available for our young people. On November 1, 1986 we held a follow-up Gab-Fest to look at these four issues in depth. Thirty-five people gathered at Carpenter's Hall while a Halloween Party for sixty children was held at the center to provide child care. Ideas flowed freely and we concluded that we might really be able to make some significant changes in our neighborhood.

A week later two car loads of people visited the Coalition for a Better Acre up in Lowell. Here was a neighborhood much like our own that five years ago set out to make a difference. They not only were able to create affordable housing, but it was possible for many residents to buy their own homes. Mortgages were very reasonable and rents were kept affordable. We left Lowell with a real sense of excitement. It can be done.

On December 4, 1986 the Task Force formed a steering committee to help us develop our own Green Island community development corporation. Meetings with staff from the Executive Office of Community Development in Boston, local residents, merchants and business leaders have provided much to think about. In early spring an interim Board of Directors composed of ten residents, two business representatives and two representatives from service agencies were formed. Letters of incorporation and by-laws have been formed, reviewed with the help of volunteer legal services and the WCCI. At Gab-Fest III the neighborhood voted to accept these By-Laws. Incorporation and non-profit status papers are presently under review by the State of Massachusetts.

A grant for forty-five hundred dollars from the Campaign for Human Development through Catholic Charities has given us our first working funds. Besides helping us publish the next issue of our newsletter, this grant has helped hire the services of a community planner from M.I.T. for the summer. With a trained volunteer staff and an intern from Harvard University a site plan of our neighborhood and the initial plan of action for our CDC are being formulated. What is most exciting is that this is all our own.

Our neighborhoods can be revitalized. We will make them safer, more attractive and affordable. We will care for our young people and we will develop accessible services for the elderly, the handicapped and the poor.

Catholic Charities has played a key role in this neighborhood. It initiated and continues to fund the first neighborhood opportunity center in the City of Worcester. This is the Green Island Neighborhood Opportunity Center. St. John's Church is the umbrella agency for our CDC. Since the 1950's, Saint John's has maintained a commitment of responsible service to the Worcester community. Today Saint John's serves 1800 people, among whom are some of the neediest citizens of the area. Saint John's houses the Urban Ministry Commission whose role is to provide special assistance for people who have exhausted all other avenues of service. The Bishop Healy Project-an innovative outreach program within the Black Catholic community-is housed at Saint John's. A service named the Food Pantry supplies emergency rations for needy families in times of crisis. Continuing her long history of special care for immigrants,

Saint John's is the local parish and resource center for nearly three hundred Vietnamese people. The staff of Saint John's is directly involved in community projects with the deaf, the mentally retarded, the emotionally disabled, and those with drug dependencies.

St. John's Parish continues to be concerned about the development of the community and the needs of the neighborhood residents expressed through their support of CDC.

As expressed in the application form, our request to Rascob Foundation is to help us continue to lay the foundation stones so that we will have a strong well-organized community development corporation. Once the site plan is completed, we will be able to develop short and long term projects which will lead to larger projects which are now only at the idea stage.

The Rascob Foundation Grant for \$10,000.00 will enable us to do the following:

- publish two newsletters, a brochure to explain our purpose,
- complete a membership drive, cost of having the site plan study completed and basic administrative costs to help us become well established.

We will also apply to United Way's Venture Fund, and to OPCD for seed money to do our first housing project.

Other CDC's around the country have been able to make a significant change in their communities to make an impact on the shortage of low-income housing. We believe we have the dedication and ability to do the same in the Green Island/Vernon Hill Community.

(TRAINING AND TECHNICAL ASSISTANCE MINIGRANT APPLICATION)

Organization: GREEN ISLAND/VERNON HILL CDC

Address: 44 TEMPLE STREET

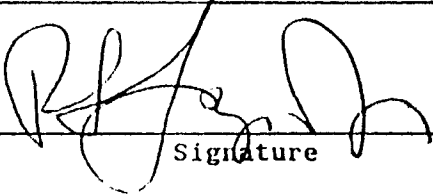
WORCESTER MA 01604

Telephone: 617-791-5118 (CONTACT PERSON)

Contact Person: ROBERT LARGESE, MANAGER
(Name and title)

Amount Requested: \$2000.00

Board President: ROBERT LARGESE

Executive Director: 
Signature

Date Submitted: OCTOBER 15, 1987

Proposed Activities	Estimated Cost
1. <u>STRATEGIC PLANNING</u>	1. <u>\$1200.00</u>
2. <u>ORGANIZATIONAL DEVELOPMENT</u>	2. <u>\$ 800.00</u>
3. <u></u>	3. <u></u>

Total Request \$2000.00

ORGANIZATIONAL DESCRIPTION

Describe the organization's compliance with Training and Technical Assistance Minigrant eligibility requirements as follows: (IF YOU ARE AN FY '89 CEED GRANTEE YOU MAY SKIP THIS SECTION.)

1. a. Incorporated as a non-profit organization:

Yes X No

- b. 501 (c)(3)

Yes PENDING No

2. Is identified target area:

- a. Blighted, open, decayed, substandard?

Yes X No

- b. Median income less than 80% of regional median and/or experiencing widespread reliance on public assistance?

Yes X No

3. Is your organization oriented toward economic and physical development activities?

Yes X No

4. a. Is membership open to all area residents 18 years or older?

Yes X No

- b. Is a majority of the Board of Directors elected by and from the membership?

Yes X No

5. Please attach descriptions of most recent election, including attendance, publicity etc.

FIRST ELECTION TO BE HELD IN MAY, 1988

6. Please attach a copy of your organizations by-laws.

WILL FOLLOW SHORTLY

TECHNICAL ASSISTANCE UNIT, 1987

Please fill out one of these forms for each individual activity

Date: NOVEMBER 15, 1987

Application #: _____

Organization: GREEN ISLAND/VERNON HILL CDC

1. What activity do you propose to carry out with T & TA money?

WE WANT TO HIRE A FEW CONSULTANTS TO HELP US DEVELOP THE STRATEGIC PLANNING MECHANISM FROM WHICH WE CAN PURSUE SOME HOUSING OPPORTUNITIES WE HAVE BEFORE US: SUCH AS, AN ABANDONED SCHOOL CURRENTLY GOING FOR PROPOSAL; OTHER ABANDONED BUILDINGS AND VACANT LOTS AND ALSO A LARGER AMOUNT OF UNDERUTILIZED MULTI UNITS.

2. What need was identified by the CDC for which these funds were deemed necessary?

OUR NEIGHBORHOOD IS A HIGH RENTER POPULATION. WE MUST CONTINUALLY MAINTAIN AND CREATE NEW HOUSING. FIRST, WE WANT TO ALLOW OUR EXISTING FAMILIES THE CHANCE TO CONTINUE TO LIVE IN OUR AREA ON THEIR LIMITED FINANCES. SECOND, WE WANT TO INVITE NEW TENANTS TO MOVE TO OUR AREA AND HOPEFULLY STRENGTHEN AND INVIGORATE OUR NEIGHBORHOOD.

3. What steps were undertaken to identify this area? Be specific including: Participants in activity selection, number and type of meetings.

- (1) HIRED CONSULTANT FROM M.I.T. TO DO EXTENSIVE SITE PLAN OF OUR AREA, INCLUDING HOUSING PROBLEMS AND POTENTIAL SOLUTIONS.
- (2) HELD NEIGHBORHOOD GATHERINGS, CALLED "GABFEST" IN WHICH WE DISCUSSED THEIR INDIVIDUAL CONCERNS AND NEEDS.
- (3) 1987 REPORT DONE BY WCCI ON THE GREEN ISLAND AREA.
- (4) MASTERPLAN FROM THE CITY OF WORCESTER.

what outcome does the CDC expect from the proposed activity?
Be specific and please quantify.

THROUGH THE CONSULTANTS WE HOPE TO DEVELOP THE ABILITY AND SKILLS NECESSARY TO IDENTIFY THE DIFFERENT RESOURCES AVAILABLE AND SPECIFIC TASKS WE MUST UNDERTAKE IN ORDER TO GRAB OUR OPPORTUNITIES AND TURN THEM INTO DECENT AND AFFORDABLE HOUSING UNITS FOR OUR PEOPLE.

5. Who is the consultant, or what institution is presenting the course? Attach resume, etc.

POTENTIAL CONSULTANTS:

- (1) BILL TRAYNOR (COALITION FOR A BETTER ACRE)
- (2) PAT LIBBY (MASSACHUSETTS ASSOC. OF CDC'S)

How was the consultant or institution selected?

WE HAVE HAD BOARD MEMBERS VISIT BILL TRAYNOR'S CDC AND THEY FOUND MANY SIMILARITIES BETWEEN OUR NEIGHBORHOODS. THE SKILLS THEY HAVE DEVELOPED COULD FIT VERY CLOSELY WITH WHAT WE NEED. PAT LIBBY HAS THE EXPERIENCE OF DEALING WITH CDC'S AT ALL LEVELS OF GROWTH AND DEVELOPMENT. SHE COULD FOCUS ON OUR PARTICULAR SITUATION.

6. Describe the scope of services that you and the consultant agreed to undertake to address the identified need. Be specific and include:

When will the activities be scheduled?

TO BE DECIDED AT A LATER DATE

Who will be participating?

TO BE DECIDED AT A LATER DATE

SCHEDULED TO BE COVERED AT EACH MEETING

TO BE DECIDED

7. Following the training, what steps will the CDC take to implement or utilize the training? For example, an activity that is proposed to develop a committee structure: How many/what committees does the CDC anticipate developing? How frequently will they meet?

WE WILL DEVELOP COMMITTEES WHICH WILL FOCUS ON IDENTIFYING AND TAKING ADVANTAGE OF RESOURCES AVAILABLE TO US. OTHER GROUPS WILL DEAL WITH THE SPECIFIC TASKS WE MUST EXECUTE THROUGHOUT A PARTICULAR PROJECT.

8. If not a course, what specific follow-up on the part of the consultant and the CDC is planned to evaluate the effectiveness and appropriateness of both the initial activity, its implementation, as well as to make modifications if necessary?

TO BE DECIDED AT A LATER DATE

When will the follow-up take place?

TO BE DECIDED AT A LATER DATE

9. The total cost of the activity is \$1200. What portion of this is for follow-up?

UNDETERMINED

What other resources is your organization channeling into this activity?

FUNDS OBTAINED THROUGH VARIOUS DONATIONS (GREEN ISLAND MERCHANTS ASSOC.) AND A LOAN (LITTLE SISTERS OF THE ASSUMPTION), ALTHOUGH EARMARKED FOR OTHER PROJECTS, COULD BE USED IF NEEDED.

10. Please attach the Scope of Services, as proposed by the consultant.

TO FOLLOW.

TECHNICAL ASSISTANCE APPLICATION

Please fill out one of these forms for each individual activity

Date: OCTOBER 15, 1987

Application #: _____

Organization: GREEN ISLAND/VERNON HILL CDC

1. What activity do you propose to carry out with T & TA money?

THE ORGANIZATIONAL DEVELOPMENT OF OUR CDC
PARTICULARLY IN THE AREA OF BOARD TRAINING.

2. What need was identified by the CDC for which these funds were deemed necessary?

WE NEED TO DEVELOP A CDC CAPABLE OF RUNNING
SMOOTHLY IN A DELIBERATE AND STRAIGHT FORWARD
DIRECTION. THE LEADERSHIP FOR THIS MUST COME
FROM OUR BOARD OF DIRECTORS.

3. What steps were undertaken to identify this area? Be specific including: Participants in activity selection, number and type of meetings.

- (1) EVALUATION FROM OUR M.I.T. CONSULTANT
- (2) EVALUATION FROM WCCI REPRESENTATIVES.
- (3) SELF-EVALUATION FROM OUR BOARD OF DIRECTORS

What outcome does the committee expect from the proposed activity?
be specific and please quantify.

OUR BOARD MEMBERS WILL HAVE A BETTER UNDERSTANDING
OF OUR RESPONSIBILITIES AND LIABILITIES AS MEMBERS.
~~ALSO, OUR COMMITTEES WILL UNDERSTAND THEIR PARTICULAR~~
AREA OF INVOLVEMENT. OVERALL, OUR GENERAL BOARD
OPERATION PLAN WILL BE MORE SPECIFICALLY DEFINED
AND UNDERSTOOD BY ALL CONCERNED.

5. Who is the consultant, or what institution is presenting the course? Attach resume, etc.

POSSIBILITIES:

- (1) ORGANIZING & LEADERSHIP TRAINING CENTER
- (2) VPS ASSOCIATES

How was the consultant or institution selected?

THE TRAINING CENTER CAN DEVELOP THE SKILLS IN
OUR BOARD MEMBERS IN AREAS SUCH AS LEADERSHIP,
FUNDRAISING, PLANNING AND RECRUITING. VPS
ASSOCIATES CAN DEVELOP OUR COHESIVENESS THROUGH
TEAM BUILDING AND MANAGEMENT TRAINING.

6. Describe the scope of services that you and the consultant agreed to undertake to address the identified need. Be specific and include:

When will the activities be scheduled?

TO BE DECIDED AT A LATER DATE

Who will be participating?

ALTHOUGH SPECIFIC DETAILS WOULD BE WORKED OUT
AT A LATER TIME, WE WOULD EXPECT ALL BOARD
MEMBERS ALONG WITH OUR NUMEROUS OTHER VOLUNTEERS
TO TAKE PART IN CERTAIN SEGMENTS OF THE TRAINING.

... scheduled to be covered at each meeting

TO BE DECIDED

7. Following the training, what steps will the CDC take to implement or utilize the training? For example, an activity that is proposed to develop a committee structure: How many/what committees does the CDC anticipate developing? How frequently will they meet?

WE ANTICIPATE HAVING AN OPERATING PLAN FROM WHICH TO CREATE COMMITTEES WHICH HAVE THE NECESSARY SKILLS TO BE HIGHLY EFFICIENT AND PRODUCTIVE.

8. If not a course, what specific follow-up on the part of the consultant and the CDC is planned to evaluate the effectiveness and appropriateness of both the initial activity, its implementation, as well as to make modifications if necessary?

TO BE DECIDED AT A LATER DATE

When will the follow-up take place?

TO BE DECIDED AT A LATER DATE

9. The total cost of the activity is \$800.00. What portion of this is for follow-up? UNDETERMINED

What other resources is your organization channeling into this activity?

FUNDS OBTAINED THROUGH VARIOUS DONATIONS (GREEN ISLAND MERCHANTS ASSOC.) AND A LOAN (LITTLE SISTERS OF THE ASSUMPTION), ALTHOUGH EARMARKED FOR OTHER PROJECTS, COULD BE USED IF NEEDED.

10. Please attach the Scope of Services as proposed by the consultant.

TO FOLLOW



United Way
of Central
Massachusetts

484 Main Street
Suite 300
Worcester, Mass. 01608-1880
Phone: (617) 757-5631

October 21, 1987

Sr. Nancy Casey
Secretary
Green Island/Vernon Hill Community
Development, Inc.
44 Temple Street
Worcester, MA 01604

Dear Sr. Casey:

The New Program Development Committee of the United Way of Central Massachusetts received 47 applications for its 1988 Venture Grant Program with requests totaling over \$700,000. All of the applications which were received were for programs which would benefit people in the United Way service area. We wish we had resources to meet all of the requests for funds.

After careful review the committee has determined not to recommend your applications for further review. We thank you for your application and regret that more resources are not available. If you have questions concerning your application please contact Dorothy Grannell, Planning & Allocations Associate, at the United Way, (617-757-5631).

Sincerely,

Linda Cooper

Linda Cooper
Chairperson
New Program Development Committee

LC/pl

We're Right Here... Caring for People



United Way
of Central Mass.

1988 VENTURE GRANT PROGRAM

APPLICATION

Official Use Only

Date Rec'd: _____

Appl. #: _____

Serv. Code: _____

Review Date: _____

1. Project Title: Green Island/The American Dream Neighborhood Revitalization

Project Address: 44 Temple Street, Worcester, MA 01604

2. Venture Grant Request: \$ 10,000

*3. Applicant/Sponsoring Organization: Green Island/Vernon Hill Community Development, Inc.

Applicant Address: 44 Temple Street, Worcester, MA 01604

Zipcode: 01604 Phone: 756-7165

Contact Person: Sr. Nancy Casey, Secretary Phone: 753-4661
Name & Title

(*Applications with joint sponsorship must provide identical information for each participating organization on the back of this page. The lead organization should be identified above).

Budget Prepared by: Sr. Nancy Casey Date: 8/10/87
Name

Budget Approved by: [Signature]
Signature of Board President or Treasurer

4. Tax-exempt not-for-profit status:

() 501(c)(3) approved organization

(X) Not tax exempt. Application has been filed; and organization is sponsored by another 501(c)(3) approved organization.

5. Proposed Project Dates: Start Sept. '87 Finish on-going

6. Community Need Information

What specific community need/problem will be addressed by this project? Community organization that will:

- assume responsibility for neighborhood
- human development and empowerment of residents
- enable the residents to plan for the future of the area
- development of low-income housing
- work towards long term projects to stabilize the small businesses in the area

7. How was the community need/problem assessed?

The need was assessed by the Green Island Revitalization Task Force which organized 3 Gab Fests to bring the residents of the area together to discuss the problems and set priorities.

- Gab Fest I was held Aug. 13, 1986 - 100 people gathered for a pot luck then divided up into small discussion groups to share ideas and needs of area. They surface 4 major concerns - housing - programs for youth - maintain small business in area - concern to keep neighborhoods safe.
- Gab Fest II - held Nov. 1, '86 - 35 people gathered to look at these four issues in depth.
- Gab Fest III - was held June, '87 there were 70 people present and the residents voted to accept the By-laws of the corporation.

8. Project Description

Briefly describe the proposed project including cooperative/collaborative arrangements and the services to be provided.

With this grant we will purchase land to develop low-income housing in the Green Island area. Once we have the land we will be able to get collateral to build or renovate property to allow low-income families to purchase /c long term low interest loans. They will also be encouraged to give sweat equity to the project. We will do workshops to help the new homeowners learn how to care for their homes.

9. Program Objectives Stated in Measurable Terms (Please be as specific as possible and identify time frame for accomplishing each objective): Purchase land in October - closing on land completed by December, '87

- Architecture estimates completed in January
- Further fund raising for building fund Spring '88
- Completion of building August, '88
- Screening of tenants (ownership) August, '88

10. Means By Which Objectives Are Carried Out (Describe program activities that will lead to accomplishment of objectives):

The objectives will be carried out by the local residents working together

- to form a board of C.D.C.
- establish building committee
- screening process for those who will go into housing
- draw up payment guidelines in keeping /c realistic rents in the area so the folks can buy their own apartment
- we will sell them like condos

11. What is innovative, creative and/or non-traditional about the proposed project?

This is a non-traditional project in that it is to give low-income families the opportunity to buy their apartment. It gives merchants and residents an opportunity to work together to create the American dream of ownership of their own home or business.

12. What are the specific characteristics of the population that will directly benefit from the project? Note: Include numbers of people to be served. The total number should be the same as the total indicated on the attached Beneficiary Statistics Form.

The specific characteristics of the population that will benefit from the project will be low-income families. These families will be between the early 20's and mid 30's age group. The project will be open to all races and those in most need of housing.

13. What geographic area(s) will be served by the project? At what locations will services actually be provided? (Provide site addresses if known) Our C.D.C. covers the service area of the Green Island Neighborhood Center (Tract 25-27) which includes from Providence Street to Ballard Street to along R&R to Franklin Street to Washington Squar Services will target into the Millbury Street area for small business development and Green Island area specifically for the housing as that is where more vacant land is and empty buildings.

14. Project Staff (Include all staff involved in project, including those not paid by grant):

Job Title	Hrs/Wk	Brief Description of Responsibilities Job Descriptions May Be Substituted	Cost to Project	Amount of Cost to be Charged to Grant
Reporter	parttime	Editor of Newsletter	none	none
Secretary	parttime	Secretarial tasks	none	none
Community Adv.	parttime	organizing	none	none
Board Members	parttime	fulfill Board members roles	none	none

15. What techniques will be used to monitor the project and to evaluate its overall effectiveness? If successful, what will be the anticipated impact upon the Project's target population?
The project will be evaluated quarterly by the board of directors and annually by the CDC membership at the annual meeting. The anticipated impact upon the project's target population will be that they can take pride in their neighborhood, develop local leadership, and enable the people especially the elderly to shop in their own community.

FINANCIAL INFORMATION

16. What project expenses are proposed to be supported by the Venture Grant? Please be specific.
The project expenses proposed to be supported by the Venture Grant would be seed money to acquire the land for low-income housing development or storefront for the grocery store.

- 17(a) How will the project be implemented in the absence of Venture Grant support?

In the absence of Venture Grant support for our project it will greatly be delayed but we will continue to look for funding to accomplish this project.

- 17(b) Will you accept a Venture Grant award that is less than the requested amount on page 1?

NO

() Yes

(X) No

If yes, what is the minimum acceptable amount that will still enable the project to function effectively?

\$ _____

18. If the Venture Grant will not support the full cost of the project, please advise what other funding (actual and in-kind) will be required, in what amount, and whether these resources have been obtained.

Funding Source	\$ Amount	Status of Funding C=Confirmed, P=Pending or Date Application will be filed	Purpose of Funding
Campaign for Human			
Development	4,500	C - 1987 received	newsletter & admin.
Raskob Foundation	10,000.-	Applied 8/31/87	newsletter & admin
Assumption			site plan
Little Sisters of	2,400.-	C	site plan project
Local Funds	1,000.-	C	Seed money

19. Future Project Funding

How will the project be financially supported beyond the one year of Venture Grant funding?

Once we have seed money to begin our project we will be able to apply to the State OPCD for CEED funds to further our project - also we will continue to apply to private foundations to assist us to become self-sufficient.

Additional Comments:

Please feel free to include additional comments regarding the need for and innovative nature of your proposed project and why you believe it ought to receive Venture Grant support.

Our project is sponsored by St. John's Catholic Church for the non-profit tax-exempt status until ours comes through.

We believe that our project should receive Venture Grant support because we are a grass roots group who are building on a solid foundation to create better housing in our neighborhood.

Note: Letters of support are optional and will be expected only in cases where collaboration with other organizations is an essential ingredient of the proposed project.

Thank you for the thought, time and energy you have put into this proposal.

BUDGET FORM

Please fill out the budget form indicating anticipated income and expenditures related to your project (some line items may not apply - select as necessary). The "Total" column ought to be the sum of Column #2 ("Administration") and Column #3 ("Project Services").

Note: To the direct costs associated with your project you may add a certain portion of the administration costs for your organization (i.e. costs which cannot be applied to any particular program area, such as the cost for a receptionist). Administration costs should be prorated on the basis of the calculation of project costs as a percentage of the total cost of all the organization's programs (exclude administrative costs in calculation).

PROPOSED BUDGET FOR FISCAL YEAR 1988

PROJECT: _____

	TOTAL	Admin.	Project Serv
PUBLIC SUPPORT AND REVENUE — ALL SOURCES (4000-6999)			
1. 4000 Contributions.....	1,000.-		1,000.-
2. 4200 Special Events.....			
3. 4300 Legacies and Bequests.....			
4. 4700 Allocated by other United Ways.....			
5. 4800 Allocated by other fund-raising organizations.....			
6. 5000 Fees and Grants from Government Agencies.....			
7. 6000 Membership Dues — Individuals.....	300.-		300.-
8. 6200 Program Service Fees and Net Incidental Revenue.....			
9. 6300 Sales of Materials and Services to Local Member Units.....			
10. 6400 Sales to the Public.....			
11. 6500 Investment Income.....			
12. 6600 Gains on Investment Transactions.....			
13. 6900 Miscellaneous Revenue.....			
14. TOTAL SUPPORT AND REVENUE FROM ALL SOURCES.....	1,300.-		1,300.-
EXPENSES (7000-9999)			
15. 7000 Salaries.....			
16. 7100 Employee Benefits.....			
17. 7200 Payroll Taxes, etc.			
18. 8000 Professional Fees.....			
19. 8100 Supplies.....	200.-	200.-	
20. 8200 Telephone.....	300.-	300.-	
21. 8300 Postage and Shipping.....	200.-	200.-	
22. 8400 Occupancy.....			
23. 8500 Rental and Maintenance of Equipment.....			
24. 8600 Printing and Publications.....			
25. 8700 Travel.....			
26. 8800 Conferences, Conventions and Meetings.....	300.-		300.-
27. 8900 Specific Assistance to Individuals.....			
28. 9000 Membership Dues.....	300.-		300.-
29. 9100 Awards and Grants.....			
30. 9400 Miscellaneous..... Land Acquisition.....	10,000.-		10,000.-
31. 9691 Payments to Affiliated Organizations.....			
TOTAL EXPENSES.....	11,300.-	700.-	10,600.-
EXCESS (DEFICIT) OF REVENUE OVER EXPENSES.....	(10,000.-)		
REQUESTED FROM UNITED WAY OF CENTRAL MASSACHUSETTS	10,000.-		

PROJECT BENEFICIARY STATISTICS FORM

NAME OF PROJECT: Green Island / The American Dream
(Neighborhood Revitalization)

Estimated Number of Persons Receiving Direct
Benefit of Services)

PROGRAM BENEFICIARY CHARACTERISTICS CLIENTS / PATIENTS / RECIPIENTS / OTHER	Fiscal 19 Last Year Actual	Fiscal 19 This Year Estimated	Fiscal Year 1988 Projection
Estimated Count of Program Beneficiaries: TOTAL			
Continuing from previous Fiscal Year			
New for the Year			
Terminated during the Year			
TOTAL			1437
Under 5			103
5 and 12			113
13 and 17			87
18 and 29			171
30 and 64			553
Over			387
Both			23
TOTAL			1437
			442
			959
			36
TOTAL			1437
			1224
			80
			73
			3
White minority			14
in			43
TOTAL			1437
At (A) or Below Official Poverty Level			1054
			32
			1
Some locality's median			1
me			
			349

Location of Residence:	Fiscal 19 Last Year Actual	Fiscal 19 This Year Estimated	Fiscal Year 1988 Projected
TOTAL			1437
0a. Worcester			
0b. Auburn			
0c. Barre			
0d. Boylston			
0e. Brookfield			
0f. Clinton			
0g. Douglas			
0h. East Brookfield			
0i. East Douglas			
0j. Grafton			
0k. Holden			
0l. Hubbardston			
0m. Leicester			
0n. Milford			
0o. Milbury			
0p. New Britain			
0q. Northborough			
0r. Northbridge			
0s. North Brookfield			
0t. Oakham			
0u. Oxford			
0v. Paxton			
0w. Princeton			
0x. Rutland			
0y. Shrewsbury			
0z. Spencer			
0aa. Sterling			
0bb. Sutton			
0cc. Upton			
0dd. Uxbridge			
0ee. Westboro			
0ff. West Boylston			
0gg. Whitinsville			
0hh. Other: Worcester County			
0ii. Other: Outside Worcester County			
0jj. Not Known			

BOARD OF DIRECTORS LIST

Please identify officers, board members address and occupation.

<u>NAME (& Board office held)</u>	<u>ADDRESS</u>	<u>OCCUPATION</u>
<u>Dennis J. Dunlevy</u>	<u>15 Endicott St. Apt. 3</u>	<u>Generator Mech.</u>
<u>Robert Largess</u>	<u>8 Davis Circle, Sutton</u>	<u>Clerk</u>
<u>Michael Cagan</u>	<u>82 Millbury St. Worc.</u>	<u>Clerk</u>
<u>Mercedes Villegas</u>	<u>1 Alcott Street</u>	<u>Mgr. Trainee-Bank</u>
<u>Michael Foley</u>	<u>47 Grosvenor St.</u>	<u>Housing Counselor</u>
<u>William Shea</u>	<u>44 Temple St., Worc.</u>	<u>R.C. Priest</u>
<u>Anna Bacinskas</u>	<u>7 Maxwell St.</u>	<u>Bank Manager</u>
<u>Sr. Nancy Casey</u>	<u>177 Washington St.</u>	<u>Homemaker</u>
<u>Mark Scheafer</u>	<u>237 Millbury St.</u>	<u>Community Advocate</u>
<u>Kevin Dixon</u>	<u>W.C.C.I.</u>	<u>Consultant</u>
<u>Aracely Caraballo</u>	<u>161 Millbury St.</u>	<u>Sign Shop</u>
<u>Robert O'Connor</u>	<u>300 Harding St.</u>	<u>Clerk</u>
<u>Suzanne Buglione</u>	<u>42 Dorchester St.</u>	<u>Disabled</u>
	<u>64 Perry Ave.</u>	<u>Comm. Organizer</u>

GREEN ISLAND NEIGHBORHOOD CENTER

XXXXXXXXXXXXXXXXXXXX Crompton Park XXXXXXXXXXXXXXXXXXXXXXX

CANTON STREET--WORCESTER, MASSACHUSETTS 01610

Sept. 11, 1987

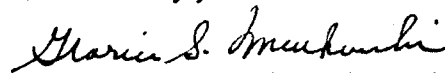
To Whom It May Concern:

The Green Island Neighborhood Center wishes to state its strong support for the proposal being submitted for the Green Island/Vernon Hill Community Development Corporation.

The Community Development Corporation could mean the revitalization of our neighborhood as well as, a means to provide low-income housing for those in need. So many good and positive things could happen if we were to receive the amount requested through the Venture Grant.

We hope you will consider this proposal and the "possibilities" it could create for residents and the neighborhood as a whole.

Sincerely,


Gloria S. Markowski LCSW
Director



GREATER WORCESTER COMMUNITY FOUNDATION, INC.

44 Front Street, Suite 530, Worcester, MA

01608-1705

SUMMARY OF APPLICATION FOR FUNDING

For office use

1988

Please complete this form and submit 8 copies plus 2 complete copies (including this form) of your total proposal.

DATE Nov. 23, 1987

NAME OF ORGANIZATION Green Island/Vernon Hill C.D.C. Inc. TAX ID NUMBER in process

ADDRESS 44 Temple Street, Worcester, Ma. 01610

ORGANIZATION EXECUTIVE Robert Largess TELEPHONE 791-5118

TITLE OF PROJECT: Seed Money for Exbansion

HOW MUCH WILL IT COST? \$10,000.00 G.W.C.F. PORTION \$10,000.00

PROJECT DIRECTOR: Robert Largess CONTACT PERSON: Sr. Nancy Casey 753-4661

WHO WILL BENEFIT? The elderly & low-income families

HOW MANY WILL BENEFIT? Those in the Green Island Service area about 200-300

WHAT WILL THE PROGRAM DO? It will provide a full time staff person to inform recruit, & planning education activities for the neighborhood.

WHY IS THIS PROGRAM UNIQUE? It will center on developing residential membership of the C.D.C. to enhance the quality of the neighborhood especially for housing rehabilitation and small business development.

WHAT WILL BE THE RESULTS? The people will bond together to have direct decision making regarding affordable housing and small businesses and rehabilitation of housing stock.

WHERE WILL THIS HAPPEN? In the Green Island Service area WHEN? on going process

WHY IS THE PROGRAM NEEDED? To empower people to enable them to develop a positive self image and a healthy neighborhood.

WHAT OTHER SIMILAR SERVICES ARE AVAILABLE IN THE WORCESTER AREA? There are two other C.D.C.'s in the Worcester area but there are not any involved in our area.

WHAT WILL HAPPEN IF WE DO NOT FUND THE PROGRAM? The program will be drastically delayed in coming to complete fulfillment.

IS THIS A NEW PROGRAM? yes IF NOT, HOW LONG HAS IT BEEN IN OPERATION? _____

WHAT ARE YOUR LONG RANGE FUNDING PLANS? Proposals submitted to private, State, Federal grants and fund raisers done by the people and membership drives

WHO WILL EVALUATE THE PROGRAM? The Board of Directors

HAVE WE FUNDED THIS OR ANY PROGRAM BEFORE, HOW LONG? No

Green Island/Vernon Hill Community Development Corporation, Inc.

Summary Sheet

The Green Island/Vernon Hill C.D.C., Inc. was founded in July 1986 out of the local Residents Task Force. It was founded to revitalize our neighborhood in the areas of housing and small business development. This grant would provide us with the needed seed money to hire a full time staff person. At present we have someone working parttime but it is not adequate to cover the administrative task and to develop new funding sources.

The C.D.C. has completed incorporation and has the tax exempt status in process. We are a membership organization with our first membership drive underway.

The goals of the organization are:

- to develop decent affordable housing in the area
- to encourage small business development
- to maintain safe neighborhoods
- to develop more services for the youth

The funds will enable us to supplement the salary for a full-time person and assist with administrative cost.

At present the board is looking into the possibilities of rehabilitation of Upsala Street School. The Board is working with the Worcester Cooperation Council, Inc. and Worcester Community Loan Fund, to see if this project is feasible.

As we are able to get seed money we will be able to move on other projects to develop a youth center in this area and to encourage co-op businesses along Millbury Street.

The program budget we are requesting is for \$10,000.

additional hours for staff person	\$ 8,000.00
-----------------------------------	-------------

postage	200.00
---------	--------

office supplies	\$ 100.00
Telephone	200.00
newsletter	500.00
office equipment to set up office	1,000.00
TOTAL	<hr/> \$10,000.00

Other funding sources we have applied for:

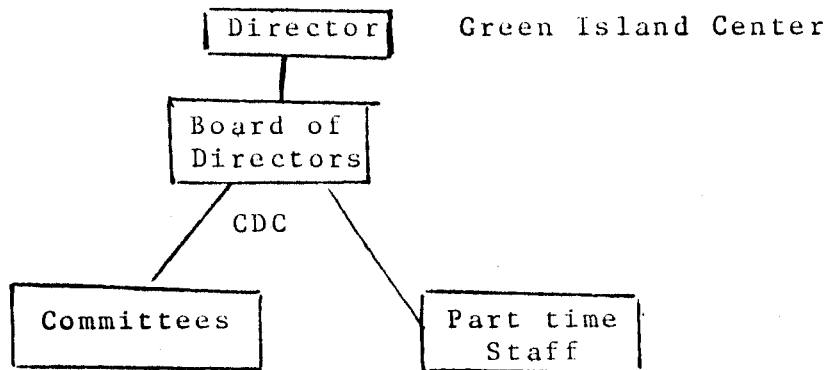
Raskob Foundation

Venture Grant

Campaign for Human Development

EOCD

Organizational Chart



The main thrust of this organization is to empower people to become masters of their own lives. That they may have homes that they do not have to be worried about being put out on the street because of increased rents.

*Green Island/Vernon Hill
Community Development Corp., Inc.*

44 TEMPLE STREET
WORCESTER, MASSACHUSETTS 01604
TELEPHONE 753-4661

December 7, 1987

DESCRIPTION OF ACCOMPLISHMENTS

In the coming year the Green Island/Vernon Hill Community Development Corporation, Inc. expects with a full time staff to be able to:

- 1) Increase membership in the Community Development Corporation by fifty members.
- 2) To develop more educational programs for the people about co-operatives and community housing developments.
- 3) To be able to work with housing rehabilitation.
- 4) To continue to organize social programs for the neighborhood people.
- 5) To encourage and support programs for youth at the center.

With a full-time worker these goals can be accomplished.

At this time Community Action Council provides a part time staff person. The Greater Worcester Community Foundation, Inc. funds would be used to provide the balance of the salary to provide enough for a full time staff person. The balance of the funds would be used to assist with the administrative cost of the programs.

4

Green Island / Venice - Hill CC. Dinner at home

Line	Date	Invoice	Expense	Check #	Balance	Note
Camp Hill Dining Grant		5,500.00			4,500.00	
M. Kelly - Travel Expense	5/2/87		15.25	3080	4,484.75	
So. Albany County - fuel	5/4/87		5.00	3081	4,479.75	
Security of State - insurance	5/2/87		10.00	3089	4,469.75	
M. P. Brown Mchls - dist. 10	6/2/87		600.00	3158	3,869.75	
M. P. Brown Mchls - int. 10	6/12/87		6.40	3190	3,863.35	
M. P. Brown Mchls - int. 10	6/22/87		6.40	3205	3,856.95	
M. P. Brown Mchls - int. 10	6/24/87		600.00	3212	3,256.95	
M. P. Brown Mchls - int. 10	7/14/87		6.40	3216	3,250.55	
C.F.C.D. major	7/10/87		24.00	3226	3,226.55	
M. P. Brown Mchls - int. 10	7/12/87		18.00	3257	3,208.55	
C.C.C. Orientation (avg. 100.00)		100.00			3,108.55	
M. P. Brown Mchls - int. 10	7/15/87		640.00	3261	2,468.55	
Grant from Little Sisters	7/19/87	600.00			1,868.55	
Grant from Little Sisters	7/19/87	1800.00			3,668.55	
M. P. Brown Mchls - int. 10	7/13/87		600.00	3242	3,068.55	
M. P. Brown Mchls - int. 10	7/13/87		600.00	3253	2,468.55	
M. P. Brown Mchls - int. 10	7/13/87		600.00	3261	1,868.55	
M. P. Brown Mchls - int. 10	8/10/87		3.00	3273	1,865.55	
M. P. Brown Mchls - int. 10	8/10/87		29.40	3274	1,836.15	
Patricia - Dr. 10	8/20/87		30.00	3305	1,806.15	

UNITY

WHAT IS A C.D.C.?

ORIGIN OF OUR DEVELOPMENT

A Community Development Corporation (C.D.C.) is a neighborhood based not-for-profit organization, that is controlled by the area residents who become members of the corporation.

The C.D.C. is being formed to guide the community in planning for the future.

The C.D.C. is made up of local residents and representatives of other established community groups.

The members and elected Board of Directors of the C.D.C. determine goals and activities according to priorities set by area residents.

For more information
Contact:

Robert Largess
Green Island/Vernon Hill
Community Development Corp., Inc.
44 Temple Street
Worcester, Ma. 01604

Tel: 753-4661 or 756-7165

In 1984 when the "Comstock" building was being torn down many members of our community worked hard to save the landmark. Although a handsome Mechanics Bank has taken its place now, the people of the neighborhood realized that there was a need to really work close together if we were going to protect our neighborhood and help it grow in a healthy way.

In September, 1984 the first Green Island Revitalization Task Force formed to reactivate the merchants groups and residents in the area to help make Green Island and Vernon Hill a great place to live.

In July, 1986 a committee was formed to study how to organize a community development corporation. Several Gab Fests were held to involve the residents in planning for the future development of our community. In 1987 our C.D.C. was formed and an interim Board of Directors were elected.

SAFER COMMUNITY:

To maintain safe neighborhoods.

YOUTH:

To develop more services for our young people.

GREEN ISLAND / VERNON HILL
COMMUNITY DEVELOPMENT CORPORATION

General Membership Application - Resident

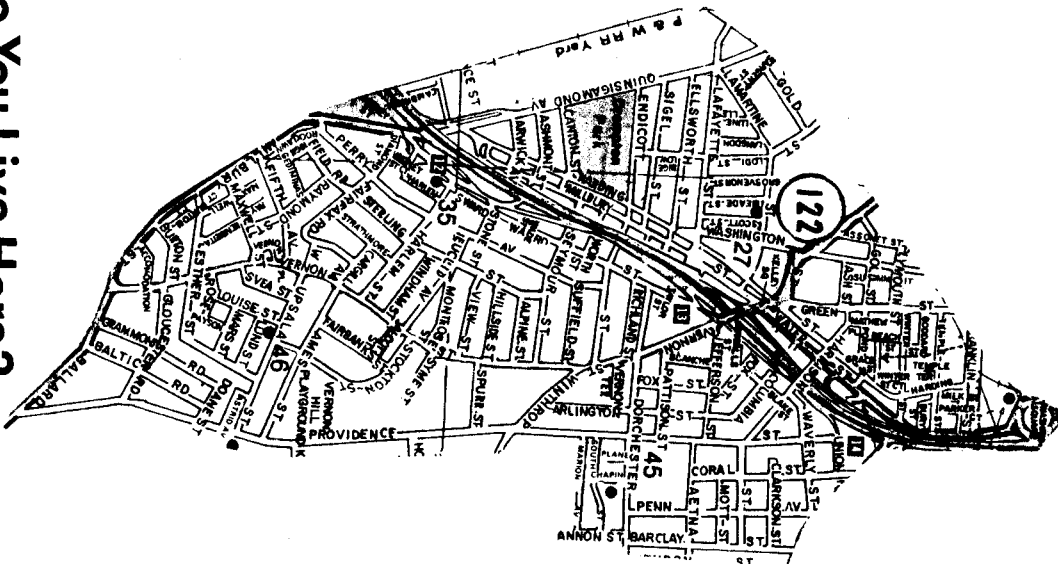
NAME: _____
First Last
ADDRESS: _____
Street Apt.
PHONE: _____ Fee \$1.00 paid

I am a resident at the address above, and I am over eighteen (18) years old. I would like to apply for General Membership in the Green Island / Vernon Hill Community Development Corporation.

Date: _____ Signature: _____

Green Island/Vernon Hill C.D.C., Inc.
44 Temple Street
Worcester, Ma. 01604

Do You Live Here?



GREEN ISLAND
VERNON HILL
C.D.C.

CEL NASZEGO ŚRODOWISKA

CO TO JEST " C.D.C."

HISTORJA POWSTANIA NASZEJ ORGANIZACJI

MIESZKANIA:

Budować ładne i tanie mieszkania.

MAŁE PRZEDSIĘBIORSTWA:

Zachęcać małe zakłady w naszej dzielnicy.

BEZPIECZNE ŚRODOWISKO:

Utrzymać bezpieczeństwo wokół nas.

MŁODZIEŻ:

Rozwijać więcej usług dla młodzieży.

Rozwój środowiska współczesnego. Jest to organizacja niemająca dochodów, założona z mieszkańców naszego okręgu. (Green Island / Vernon Hill), którzy tą organizacją kontrolują będąc jej członkami.

C.D.C. - Jest, założona aby pomagać mieszkańcom naszego środowiska w planowaniu na przyszłość.

C.D.C. - Organizacja ta jest złożona z tutejszych mieszkańców i przedstawicieli innych już istniejących organizacji.

Członkowie i wybrani dyrektorzy tej organizacji decydują o wynikach i działaniach wedle pierwszeństwa ustalone przez mieszkańców.

W 1984r kiedy to Comstak" budynek miał być" zburzony, wielu ludzi poświęciło dużo czasu i wysiłku aby nie dopuścić do zburzenia tego budynku i w tym miejscu został, wybudowany Mechanics Bank.

Ludzie naszego okręgu zdali sobie sprawę, że trzeba naprawdę ściśle z sobą współpracować, aby osiągnąć cel i pomoc naszemu okręgu w dobrym rozwoju.

W 1984r - wrzesień. Został założony pierwszy komitet do zmobilizowania naszych mieszkańców i handlowców do rozbudowy naszego osiedla, aby było mieszkańcom przyjemnie mieszkać.

W lipcu 1986r został założony komitet do badania w jaki sposób można założyć organizację Wspólnego Rozwoju Ośrodka Komunalnego. Zorganizowane były "miejsca pogadanki" aby zachęcić ludność naszego osiedla do pomocy w planowaniu rozwoju naszego okręgu mieszkalnego.

W 1987r nasza organizacja została założona.

GREEN ISLAND / VERNON HILL
WSPÓLNY ROZWÓJ ŚRODOWISKA KOMUNALNEGO

Ogólna aplikacja członkowska

Nazwisko i imię: _____

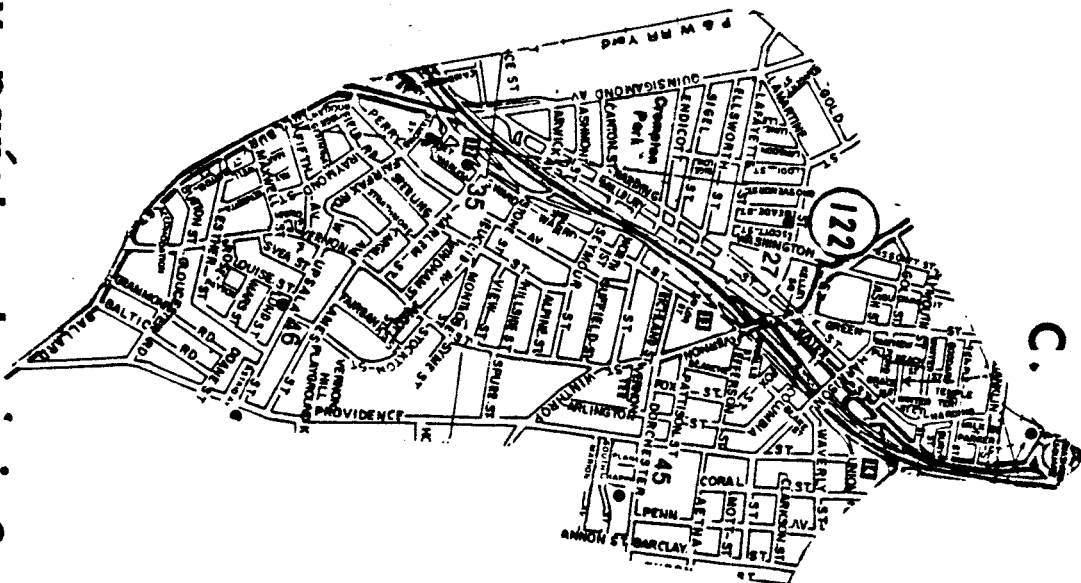
Adres: _____
nr ulicy

Telefon: _____ Koszt \$1.00 _____

Ja jestem mieszkańcem pod wyżej wymienionym adresem, i mam ponad
18-lat. Mam zamiar być członkiem tej organizacji.

Date: _____ Signature: _____

Green Island / Vernon Hill C.D.C., Inc.
44 Temple Street
Worcester, Mass. 01604



GREEN ISLAND /
VERNON HILL
C.
D.

Czy państwo tu żyje?

METAS DE NUESTRA COMUNIDAD

VIVIENDA:

Desarrollar decentes viviendas a costos razonables.

PEQUEÑOS NEGOCIOS:

Alentar el desarrollo de pequeños negocios.

SEGURIDAD DE LA COMUNIDAD:

Mantener seguros vecindarios.

JUVENTUD:

Desarrollar más servicios para nuestra juventud.

¿QUÉ ES LA C.D.C.?

La Corporación de Desarrollo Comunal es una organización sin fines de lucro, basada y controlada por los vecinos según las áreas en que residen quienes vendrán a ser miembros de la corporación.

La C.D.C. está formada como guía para la comunidad, para planificar el futuro.

La C.D.C. estará formada por residentes locales y representantes de otros grupos comunales ya establecidos.

Los miembros y la junta de directores electa de la C.D.C. determina las metas y las actividades de acuerdo a los servicios y prioridades de los residentes del área.

QUIERA HABLAR

Mr. Robert Largess
Green Island/Vernon Hill
C.D.C., Inc.
44 Temple Street
Worcester, Ma. 01610
Tel: 753-4661

ORIGEN y DESARROLLO

En el 1984 cuando el edificio "Comstock" comenzó a ser demolido, miembros de nuestra comunidad comenzaron a trabajar arduamente para salvar el edificio; aunque el elegante Mechanics Bank ha tomado su lugar las personas de la vecindad nos dimos cuenta que necesitábamos realmente trabajar unidos si queríamos proteger nuestro vecindario y ayudarlo a crecer saludablemente.

En Septiembre de 1984 la primera fuerza de trabajo y rehabilitación de Green Island fue formada para reactivar los grupos de comerciantes y residentes del área para ayudar a hacer de Green Island y Vernon Hill un mejor lugar para vivir.

En Julio de 1986 un comité fue formado para estudiar como organizar una corporación de desarrollo comunal. Diversas manifestaciones fueron hechas para envolver a los residentes en planificar el futuro desarrollo de nuestra comunidad.

En 1987 nuestra C.D.C. fue formada y una junta de directores interna electa.

GREEN ISLAND/VERNON HILL
CORPORACION DE DESARROLLO COMUNAL

Aplicacion de membresia general- Residente.

NOMBRE: _____

DIRECCION: _____

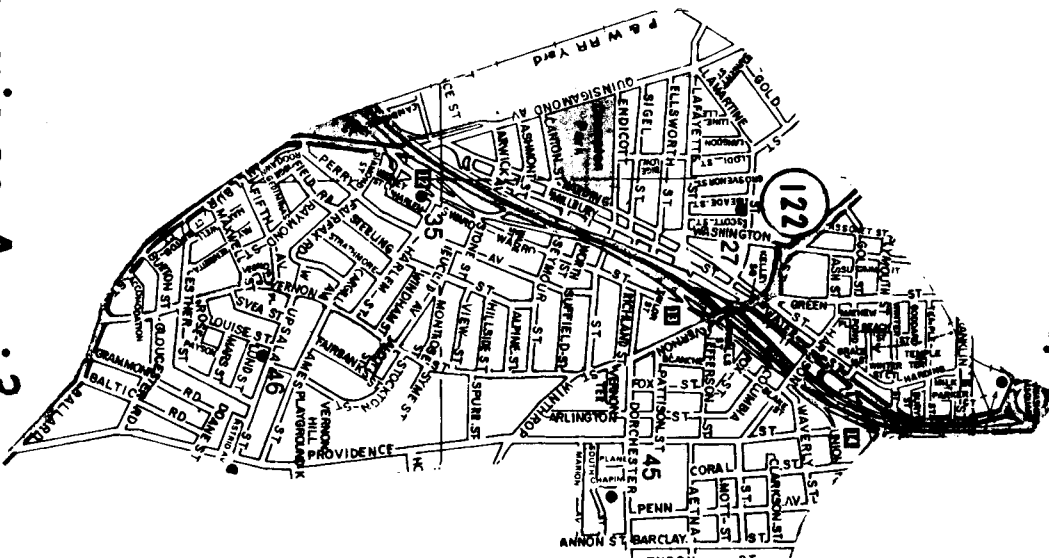
TELEFONO: _____ CUANTO: _____ PAGAS _____

Yo soy residente en la dirección arriba mencionada y soy mayor de 18 años de edad. Me gustaría aplicar para miembro en la corporacion de desarrollo comunal de Green Island/Vernon Hill.

Fecha: _____ Firma: _____

Green Island/Vernon Hill
Corporacion de Desarrollo Comunal
44 Temple Street
Worcester, Ma. 01604

Tu vives Aqui?



GREEN ISLAND
VERNON HILL
C. D. C.

GREEN ISLAND REVITALIZATION TASK FORCE

OPEN RESIDENTS MEETING

Feb- 25, 1986

- I. INTRODUCTIONS
- II. UPDATE ON TASK FORCE WORK
- III. EXPLANATION OF A COMMUNITY DEVELOPMENT CORPORATION
 - What it is
 - How it works
 - What it can do
 - Area
- IV. DISCUSSION OF THE TASK FORCE TRIP TO THE COALITION FOR A BETTER ACRE
 - What they've done
 - How they're like us
 - What we can learn
- V. OPEN QUESTIONS AND ANSWERS
- VI. DISCUSSION OF WHAT RESIDENTS CAN DO
 - Newsletter
 - Phone Tree
 - Businessman Luncheon
 - Membership Drive
 - Legal Committee
 - Interest in home visit
 - Translators: Polish, Lithuanian, Vietnamese, Spanish, etc.

*33 people in afternoon
16 in evening*

GREEN ISLAND/VERNON HILL
COMMUNITY DEVELOPMENT CORPORATION
ORGANIZING MEETING

April 22, 1987

- I. INTRODUCTIONS
- II. LEGAL REPORT
 - * Articles of Incorporation
 - * Draft of Bylaws
- III. NEWSLETTER COMMITTEE
 - * Progress Report
- IV. INTERN UPDATE
 - * Possible Candidates
 - * Notification for Interviews
 - * Possible Hiring Schedule
- V. MEMBERSHIP COMMITTEE
 - * Update
- VI. COMMUNITY DEVELOPMENT CONFERENCES AND ASSISTANCE
 - * Conferences
 - * Attendees
 - * Assistance
 - * Approaching Organizations (Statewide, National)
 - * Joining Memberships
- VII. OTHER BUSINESS
- VIII. NEXT MEETING
- IX. ADJOURNMENT

Island/Hill CDC

Planning Meeting

May 4, 1987

I. Reports and Updates

- Boston Seminar
- Tufts Training Program
- Intern Progress

II. Legal Committee

- Articles of Incorporation
- By Laws

III. Newsletter Committee

IV. Planning Session

- Schedule of needed activities for the next 6 months

V. Other Business

VI. Adjournment

Green Island/Vernon Hill
Community Development Corporation
Board Meeting - May 11, 1987

The meeting was opened by Bob Largess, acting Chairperson, who turned it over to Mark Schaefer to conduct the election of officers for the interm Board of Directors.

The new officers were elected as follows:

Chairperson: Bob Largess
Vice Chairperson: Dennis Dunlevy
Clerk: Sr. Nancy Casey
Treasurer: Mike Gagan

The executive committee will be the Chairperson, Vice Chairperson, Clerk and 3 members of the board. The three members elected are: Robert O'Connor, Bill Shea and Barbara Donahue.

The sections of the By-Laws regarding the membership and election of officers were reviewed and approved before the elections took place.

Bob Largess gave a report of the intern from M.I.T. that was interviewed on May 6th. His name is Mchamad-Bassim Halabi. He was interviewed by a committee of Fr. Mike Foley, Bob Largess, Sr. Nancy Casey, Marcia Hnatonich. All the members of the committee were very impressed by him. Mr. Halabi was then given a tour around the area by Bob. He is very open to working with residents to help with the project. Salary was discussed at the board.

Possible foundations for funding were discussed. Fr. Foley has the list of suggestions to send in grants to try to get the funds to cover Mr. Halabi's salary. We have to be clear in our goals and salary offer to meet with him again.

The decision was made to hire Mr. Halabi on an independent contract, offering between \$4,000 to \$4,075 ceiling. Bob will meet with him and offer \$4,025 and then we will have to discuss travel cost if that becomes a problem. We will offer to pay his travel expenses this time and take him to lunch.

Cassette tapes of meeting on file.

Respectfully submitted,

Sr. Nancy Casey, Clerk

Green Island/Vernon Hill Community Development
Corporation Board Meeting May 18, 1987

Meeting opened at 7:40 p.m., in Green Island Center.

Those present: Bob Largess Mike Gagan
 Mike Schaefer Robert O'Connor
 Sr. Nancy Casey Dennis Dunlevy
 Suzanne Buglione Barbara Donahue

Excused: Aracely Caraballo and Jim Hoey

The meeting opened with prayer by Sr. Nancy. Bob Largess updated everyone on Mohamad-Bassim Halabi coming in for the second negotiation meeting to take place Tuesday, May 19, at 7:00 P.M. He invited Board members to meet with him at this time.

Bob then turned the meeting over to Mark Schaefer to lead us through the By-laws and Articles of Incorporation for approval or change.

By-laws were reviewed and voted on for acceptance by the Board with the changes so marked on the draft attached.

The articles of incorporation part 4 was voted on and accepted as presented on draft.

Mark Schaefer will have the draft retyped and present it to Richard Asadoorimn, Attorney, for review. Then copies will be made and given to all the Board of Directors for our next meeting. The next meeting was not set because it will depend on getting these papers back for final review and to plan on how we will present them to the eligible neighborhood people at a public meeting for a vote of adoption.

Meeting adjourned at 11:30 p.m.

Two attachments.

Respectfully submitted,

Sr. Nancy Casey, Clerk

Green Island/Vernon Hill Community
Development Corporation
Board Meeting June 8, 1987

Meeting opened at 7:45 p.m. with prayer by Fr. Foley at Green Island Center.

I. Those present included board members and community people, totaling 26. Attendance sheet attached to minutes. There was a brief introduction by those present.

Bob Largess announced that Mercedes Vellegas will be on the board representing the Housing Information Center.

II. Mike Healey - explained the planning chart to the group. See attachment. This will be our plan of work for the next 6 months. but it can be flexible if need be. In Sept. the board will move into doing broad level planning for 18 months. Bob will have extra copies of the chart at the store.

Bob introduced Mohamad-Bassim Halabi and turned the meeting over to him to explain what his plan of work will be for the next 10 weeks.

III. Bassim has started working in the area taking pictures and assessing the age of the housing, commercial and industrial buildings in the area.

He noticed the drop in young people in the area. He explained the need for the two surveys that he needs done. The first survey is of vacant land; the second survey will be to assess roads and number of cars that pass in 5 minutes etc.

We need 8 volunteers to help with this project and Mr. Bassim will train them how to do it. He will then get the rest of the information needed for the survey from City Hall.

A few questions were asked from the neighborhood people. The major concern is that this study will not be left as a study but leave us with a feasible plan of action. Bassim assured us that it will be a feasible plan and would be done by mid August. He also has another intern from Harvard assisting him with the project.

IV. Fundraising Committee Progress report was given by a few who have tried to solicit funds. This is not easy until we have more formal channels to do it in. A motion was made and accepted to have the Fundraising Committee look into this process and to get technical assistance from Laura Young at Economic Development.

V. Gab Fest III date was set for June 30th. at Green Island from 5:00 to 7:00 p.m. Mark Schaefer will present an overview of the Articles and By-Laws and conduct the voting process.

We also hope to have Sharon Hunt, from New Hampshire College speak about Comm. Economic Development.

The planning will be done by a committee, headed by Bob Largess and Fr. Foley.

VI. Newsletter - is in process with a committee.

VII. Board Member Policy - was reviewed about how to ask someone to withdraw if they have not been coming to meetings. Mark suggested since we are only getting started it would be simple to just approach them about it at this point.

Meeting was adjourned at 9:30 and the Board had a special meeting with Bassim to discuss in more detail about the survey and expectation of the group of what we want to be a feasible plan.

Bob Largess will get the precinct maps to Bassim this week. Bill Shea will be the contact person for Bassim. Sr. Nancy will contact the volunteers signed up for the survey and try to set up a meeting for Saturday, June 13, between 10:30 and 12:00 at Green Island.

Bassim encouraged us to the importance of getting site control. Once we get control of land we have a better chance to grow and to get grants.

Meeting adjourned at 10:30.

Next meeting date to be set as needed.

Sample survey and summary of Bassim's work attached.

Respectfully submitted,
Sr. Nancy Casey, Clerk

Community Development Corporation

June 8, 1987

NAME	ADDRESS	PHONE #
Diane Smith	334 Millbury Street	754-3729
Marylee Stable	334 Millbury Street	754-3720
Rita Snopko	2 Meade Street	755-2742
Wanda Plotczyk	43 Endicott Street	799-5931
Jennie Ermanski	43 Endicott Street	756-7949
Barbara Gould	32 Sigel Street	756-8409
Helen Stopyra	19 Sigel Street	791-2951
Lorraine Laurie	Green Island Residents Group, Inc.	753-4661
William Shea	Mechanics Bank	798-6558
Mike Gagan	1 Alcott Street	798-2255
Mike Healey	W.C.C.I.	791-0941
Anne Bacinskis	177 Washington Street	757-2136
Laurel Levine	Green Island N.C.	753-4661
Mercedes Vellegas	(HIC) 47 Grosvenor St.	757-2200
Mark Schaefer	W.C.C.I.	791-0941
Dot Theyden	47 Sterling Street	
Bob Largess	McGovern's Pkg.	791-5118
Barbara Donahue	4 Meade Street	755-2358
Fr. Michael Foley	St. John's	756-7165
M. Bassim Halabi	MIT Planner	864-0209
Oussama Cabbani	Harvard -GSD	498-4045
Charlie Oroszko	7 South Edlin Street	799-5550
Mary Oroszko	72 Ward Street	752-8600
Kevin Dixon	Central Mass Sign	
Sr. Nancy Casey	Green Island Center	753-4661
Robert O'Connor	42 Dorchester Street	755-2934

Island/Hill CDC
Board Meeting

June 23, 1987

I. General Introductions

II. GABFEST III

-Update

III. Membership Comm.

-Application Form

IV. Fundraising

-Progress

-Letter

V. Legal Update

VI. Site Plan

-Update

-Intern

VII. House Opportunity

-Need for lot

VIII. Homeless Issue

-CDC's role

IX. Other Business

X. Adjournment

mh

6/23/87

Green Island/Vernon Hill
Community Development Corporation

Board Meeting - June 23, 1987

All members of the Board were present except: Suzanne Buglione, who was excused.

I. The meeting was open with prayer by Fr. Foley. Bob Largess, chaired the meeting. He explained that Jim Hoey, one of the first board members does not have the time at present to be on the board and ask to be replaced. Kevin Dixon has volunteered to serve on the Board. Fr. Foley nominated him to the Board and Barbara Donahue seconded motion. Kevin was unanimously voted onto the Board.

There was a brief explanation of the Public Hearing meeting by C.A.C. that was going to follow our Board meeting and an invitation to all Board members to stay for it if possible.

II. Gab Fest - Update was discussed and plans made for who had to bring what. For the Agenda Bob will open the meeting; Introduce Sharon Hunt, Assistant Director of the Community Development Program at New Hampshire College, who will speak on Community Economic Development. Next will be Mark Scheafer, from W.C.C.I., who will give a brief explanation of the Articles and By-laws and have the people adopt them. We do not have membership at this point because we have to be accepted for incorporation by the State Department before we can do the membership drive. We will plan this drive for Sept.

III. We discussed the membership form. It was decided to accept the form presented. Mercedes will see if it can be printed at the Vocational School this summer. We will have 1,000 done. Kevin will design a membership card that we can give to members when they pay dues. This can serve as a receipt.

Dennis suggested we attend some of the residents meetings. He will see with Lorraine about the C.D.C. Board meeting with the residents group to explain what we are doing and make the Residents Group know they are an important part of the neighborhood.

IV. Fund Raising

Progress is we have hired Bassim for 10 weeks. We have the funds for 5 weeks. He has been paid for 2 weeks and has asked for a 2 week cash advance. The Board voted against this because we did not feel he has shown us enough work produced nor that it was a wise business move.

We are very concerned about finding enough funds to meet the next 5 weeks of his salary. Sr. Nancy will approach her communities Mission Fund to see if we can request \$3,000 - needed at this time to get us out of this crisis.

continued on next page....

The funding committee will meet July 1st. to draft a letter, work on some seed grants and developing a funding package.

V. Legal Update - we are moving along but have not gotten the final draft back from the lawyer.

VI. Site Plan - we were going to wait for Bassim to arrive to give his report to the Board. He did not come during the meeting time. He did arrive after meeting adjourned so he met with Bill Shea and Bob Largess. Kevin and Bill gave a report on the work they have been doing with the survey.

VII. House Opportunity - there is a vacant house that we could have for \$1.00 - if we could move it to a lot. Ideas were explored but nothing for sure came up. It would be nice if it could be used to ~~e~~band the center and a lot on Pattison Street will be looked into.

An intern is working with the office for Worcester Planning and Community Development from Harvard. Bob has contacted them to see if the intern could work with Bassim. Jody Kennedy said we could have him possibly one or 2 days a week. Mark Schaefer advised us to be careful about how we get involved - that it could be a double edge sword.

VIII. Homeless Issue - Robert O'Connor spoke about how this is a serious problem and that we should take a stronger role in the community to effect some change.

The meeting adjourned at 7:00 p.m. Next meeting will be July 7th.

Sr. Nancy Casey, Clerk

Green Island/Vernon Hill CDC

Board Meeting

July 7, 1987

- I. **Introductions**
- II. GABFEST III Review
 -GABFEST IV Preview
- III. Legal Committee
- IV. Site Plan
 -Weekly report
 -Strategy report
- V. Finance Committee
- VI. Hertitage Preservation Article/146 Update
- VII. Other Business
 -WCCI staff changes
- VIII. Next Meeting
- IX. Adjournment

Questions about neighborhood development organizations

Q. What exactly is it?

A. Simply put, it is an organization set up by local people for the purpose of building a better neighborhood.

Q. How?

A. Once this organization is off the ground we can take on projects that we feel are good. They could be almost anything related to building a better neighborhood. Such as.

- Building renovations
- New construction
- Home ownership programs
- Small business assistance
- Neighborhood Clean-up

It all depends on what the neighborhood wants, how big the project is, how hard it is, and how much money is available.

Q. The big question is, What can it do for me?

A. Most importantly it can help make the neighborhood a better place to live, shop, and work.

Possible Benefits for Residents:

- Help fix up your house
- Help buy a house in the neighborhood
- Provide affordable apartments

Possible Benefits for Businesses

- Access to loan programs for development or renovations
- A chance at improving the neighborhood you do business in

Q. Where's the money come from?

A. Nothing is free. It is not easy to get funds, but they are available. But this type of group can get funds for projects. Basically it can come from 4 main sources:

- The State. If we are set up according to the states rules, there are programs that lend money.
- Washington. Even the federal gov't has programs for business and housing
- Banks. Since the group will go through the process of becoming a corporation, it can work out deals with banks.
- Grants. Hand outs aren't common, but sometimes we may be eligible for grants.

Q. Is this thing easy to organize?

A. No, it is going to take a lot of work, but the pay offs can be enormous. There are a lot of steps we have to go through before we can tackle some of the projects described here.

Q. How long does it take before I can see results?

A. Who knows? If enough people are interested and are willing to help, it is possible to start things going within a year.

Q. What can I do?

A. Get involved. You don't have to give up every minute, but this idea will not work without local support. We are the ones that are getting this thing together, we are the ones who can either succeed or fail.

More information on exactly how this is set up.

The organization is actually set up a corporation, enabling it to receive money, hire people, buy property, take out loans, etc. In a sense it becomes a person. Many people refer to this as a Community Development Corporation or CDC.

In order to make sure residents have a say in the group, the State requires the corporation be set up according to certain guidelines: All residents over 18 are allowed to join and 51% of the Board of Directors must be residents.

Businesses and others are allowed to join and may be on the Board of Directors or some other committee.

Monday June 29, 1987.

To : GI/VH Interim Board Of Directors,
From: M. Bassim HALABI,
Re : Strategy area plan of GI/VH neighborhood, summer 87.

Weekly report #3.

Dear members,

After four weeks of work I would like to overview the completed work and highlight the next steps of my job for the month of July.

FIRST WEEK OF JUNE:

- I went over previous resarchs done on GI/Crompton Park.
- Conducted a research to understand the needs of the neighborhood.
- Prepared the needed maps and paper work for the first survey.
- Formulated a questionnaire for vacant land and buildings inventory.
- Prepared work for the incoming volunteers.

SECOND WEEK OF JUNE:

- Arranged a session with the volunteers to explain the process of the survey.
- After a sample exercise on site the work has been divided among the groups.
- Meeting with Lan Mc CORMICK at the EOCD Boston for the neighborhood economical development, and technical assistance.
- Meeting with Dave LAWSOM at the EOCD for the municipal advance program. *help with start up cost*
- Meeting with responsables of CDC's grants and funds for technical assistance, and community development.
- Conducted a research on available housing grants from the existing public authorities.

THIRD WEEK OF JUNE :

- The survey for vacant land and buildings was supposed to start on Monday june 15, and finish by Friday June 17. Unfortunately the inventory was only submitted by Wednesday June 24.
- During this week I received a Request For Proposal from father Mike, And I prepared a draft to fill this request in order to discuss it with Mrs. PASIERB at the EOCD before final submittal.
- Formulated new questionnaires for the next phase of the survey.

FOURTH WEEK OF JUNE :

- Meeting in the city hall with Richard BALL at the assessors office to print out the required maps to accomplish the survey. Those maps contains name, address, and square footage of each parcel in the neighborhood.
- Meeting with Jody KENNEDY at WORCESTER OPCD and agreed upon joint venture work with their summer intern.
- By the end of this week all the paper work and contacts should be over to start the updating of the old strategy area plan.


During the month of July I will expect to finish collecting the data for the site plan. As I will receive the information, I will formulate policies and proposals for community development and better land use of the neighborhood. The survey will be composed of five sections :

- HOUSING (characteristics, conditions, market price, etc...)
- LAND USE (residential, commercial, industrial, facilities, public spaces)
- COMMERCIAL/INDUSTRIAL
- FACILITIES (schools, hospitals, youth clubs, public agencies)
- PUBLIC SPACES (parks, streets, etc...)

The production of the final outcome should occur during the first two weeks of August. This schedule is subject to change according to the work of the volunteers.

If you have any questions or comments please do not hesitate to bring them up during the "GAB-FEST" on tuesday June 30, 1987.

Sincerly



M. Bassim HALABI
Architectural designer
Planning consultant.

c.c.: Interim Board Members.
File.

GREEN ISLAND / VERNON HILL Community Development Corporation.

HISTORICAL BACKGROUND:

The neighborhood has served so far as a transitional area since its existence. People moved into it to work as laborers, improved their economic status, and after a few years, moved into more desirable areas. Nevertheless, they still use the neighborhood for their weekly shopping.

Hence, our corporation has devoted itself to maintain the neighborhood's character as well as to upgrade the existing housing stock and commercial area.

UP TODAY ACCOMPLISHMENTS:

Although we started a year ago, our C.D.C. has developed very quickly and made the public authorities aware of its existence. In addition we increased the community participation by doing the following:

- Appointed an Interim Board to proceed with the corporation,
- Hired an administrative staff for record keeping of the neighborhood,
- Set internal bylaws in order to become incorporated and eligible for public grants,
- Sponsored a research on the commercial area of the neighborhood,
- Hired an Intern from M.I.T. to conduct a strategy area plan for the neighborhood,
- Arranged a "Gabfest" in Crompton park to introduce the residents to the C.D.C.
- Arranged a dinner in a local restaurant to introduce the industrials to us.

SHORT TERM PLANNING FOR THE C.D.C.:

Starting next september the C.D.C. will start its next step into community development by executing its short term plan as follows:

- July 87, elect a board of directors from the members of the C.D.C.
- Use of the vacant land inventory done in june 87 to propose construction projects to the city.
- July 15, we plan to become incorporated,
- September 87, a ready strategy area plan for GREEN ISLAND/ VERNON HILL,
- As an eligible C.D.C. we plan to apply for grants to upgrade the housing stock as well as constructing and leasing affordable housing for the elderly and low income families.
- Providing technical assistance for commercial development,
- Community participation in the neighborhood development and the decision making.

LONG TERM PLANNING FOR THE C.D.C.:

- Acquire city owned vacant lands and buildings to provide affordable housing,
- Attract young families to the area by creating job opportunities and increasing the affordable housing stock, especially that we are only 1.5 miles away from downtown.
- Proceed with the commercial and industrial development by creating public areas and attractions to emphasize the character of the neighborhood.

Green Island/Vernon Hill
Community Development Corporation

Board of Director's Meeting July 7, 1987

Meeting opened at 7:10 p.m. at Green Island Neighborhood Center with prayer by Sr. Nancy. Those present: Anna Bacinskas, Suzanne Buglione, Sr. Nancy Casey, Barbara Donahue, Dennis Dunlevy, Fr. Mike Foley, Mike Gagan, Bill Shea, Mike Healey, from WCCI, Kevin Dixon. Those absent: Aracely Caraballo, Bob Largess, Robert O'Connor and Mercedes Vellegas.

Non Board Members Present: Lorraine Laurie, Richard Donahue, Dorothy Thyden.

Introductions were made.

Gab Fest III reviewed - everyone felt that it went well and we had a general mix of the community there considering the heavy showers that came just at the time the picnic was to begin. We had about 50 to 60 people in and out. At the time of the vote to adopt the by-laws we had 27 residents present - 23 voted yes and 4 no. So the by-laws will be reviewed one more time by our lawyer and sent off to the state house.

We are very grateful to Sharon Hunt, from New Hampshire College, who spoke on the importance of the C.D.C. and what it can accomplish if neighbors work together. Also to Mark Scheafer, for explaining the by-laws and answering questions about them. Gab Fest IV Previewed - we will plan it for Sept. invite business people as well as residents together. To find a convenient time we may have to have two different sessions to accomodate everyone. At this time to be able to start membership and to have a flyer ready to give everyone.

Site Plan - Mike Healey gave the report that Bassim left him. The report is attached to the minutes. Those present received copies and a discussion followed. The report was okay but people felt he should have been present to be able to answer questions. A motion was made and seconded that he be required to be at the next board meetings as well as weekly reports to Bill Shea.

Suggested plan is to have Bassim come to a breakfast meeting to meet with the merchants and have a sharing of ideas.

Mike also asked Bassim to make sure that a written report be sent out to each board member before the next meeting.

Tax titles will be checked on vacant lots for next board meeting so we would be ready for the Sept. city auction.

Fr. Foley asked Bassim to check into a mini muncipal grant. He was advised there are very few available and advise it would be better to go after the municipal grant fund. We cannot apply for OPCD or OEPD funds until we are incorporated.

cont. next page.....

The intern gave a report about the vacant lot survey and getting the information from the assessor's office and how they will work on getting the demographic information for us 10 yrs. into the 1990's. Requested that Bassim look into the effect of Union Station and the Rt. 146 connector on our area.

Update of 146 - they have 3 plans they showed but nothing is decided yet. They are doing studies and test of the area including water tables, soil and noise levels. They said there will be several more public hearings. They would like suggestions by August 15th. They also said that Brosnihan Sq. would be dealt with separately by the Municipal Department.

Legal Committee - will look into question of Bob being chairperson while he is not a resident and question about whether he is considered eligible as manager of the business rather than owner. It was moved to have the legal committee which is Mark Scheafer and Richard Asadoorimn, look into the situation and make a recommendation to the board about whether he should be one of the members to sign the incorporation papers.

Funding Committee report - they are working on developing a funding package of letter, flyers and history to be able present to people for donations as well as doing an all out effort to get some grants.

The other important issue covered was how to get funds to cover Bassim's salary. The Little Sisters of the Assumption will donate one week's salary of \$600.00 and make a non interest bearing loan of \$1,800.00 if the board will show a plan of how they will pay it back. A motion was made by Bill Shea and seconded by Suzanne Buglione that we accept the loan and begin making payments in October or if the community would accept beginning in January- \$150.00 a month, and pay it back within a year. If we receive a grant from other sources we will pay it back sooner. The motion carried.

The merchants group will be approached for one week's salary. This will cover the rest of Bassim's salary for the 10 weeks.

Other Business - Mike Healey will be leaving WCCI on Friday to take a new job in Waltham. He expressed that he has enjoyed working with us. A note of thanks was offered to him. Mark Scheafer will be our technical assistant and representative on the Board.

There was some discussion about the Heritage Park Preservation and the newspaper article that talked about store front historical preservation.

Meeting was adjourned at 9:00 p.m. Next meeting was set for July 29, at 7:00 P.M. in Green Island Center.

Green Island/Vernon Hill Community Development Corporation

Board Meeting - August 10, 1987

Members present were: Anna Bacinskas, Suzanne Buglione, Sr. Nancy Casey, Dennis Dunlevy, Mike Gagan, Bob Largess, Bill Shea, Mark Scheafer, Mercedes Vellegas, Kevin Dixon.

Those excused were: Fr. Foley, Robert O'Connor, absent was Aracely Caraballo.

Non Board Members present were: Mary E. Oroszko, Lorraine Laurie, Laurel Levine, and Dorothy Thyden.

Meeting opened with a prayer. The Articles of Incorporation were signed by the officers of the board. Mark Scheafer explained that these articles were amended as we went through the By-Laws - plus the legal things that have to be included for tax-exempt status. Mark will send them off tomorrow with the \$30.00 check to the State House.

Mark suggested we need to set the ground rules for membership of the businessmen before we start our drive. The question was asked about Bob Largess being a merchant because he does not own McGovern's Package store. Mark said at this time as an interim board it was okay.

Mr. Bassim gave his report and up-date of his work around the zoning proposal. He recommended that ML2 be extended to the highway as shown by dotted line on attached map. That the business district choose RG 2 with it.

We discussed the need for the Merchants Group, Residents Group and the C.D.C. each review the zoning and come up with their ideas. Then all of the groups meet with the Task Group so we could have a united presentation when the time comes to go to the City Council Public Hearings.

Bassim presented a letter of request to OPCD for further funding of his project so that he may continue the housing survey which would be vital information for both of us. The board approved the letter to be sent.

Bassim suggested we still have a communication problem to explain what a C.D.C is and that we have a great deal of prejudice to overcome throughout the neighborhood.

Bassim suggested we have a lot of parking space in the area but that it is not adequately utilized.

ML 2 area will change drastically to be part of downtown and we will probably lose it as part of Green Island.

He suggested Harding Street close to 290 go for BG 3 or BG 2 which would allow buildings to be 7 stories or 4 to 5 stories. You can still have wholesale in this area. It was discussed and decided to make a resolution to go for BG 2 or BG 3 and to support the merchants if they have a preference for one of these.

On the triangel that dips down into the RG 5 area from MG.0.2 it is suggested to bring it straight across and include it in RG 5.

Bill Shea gave the report on the Venture Grant meeting. He said it was worth applying to. Brought us the application forms which need to be in by Sept. 20th. A committee of Fr. Foley, Mike Gagan, Suzanne Buglione and Sr. Nancy will work on this grant as well as look into other possibilities.

The Raskob Foundation responded to our grant request with a letter saying that they can only grant request under a Catholic organization. We discussed it and decided to ask Fr. Foley if he would be willing to let us apply to Raskob under St. John's.

Kevin volunteered to serve on the Executive Committee. Mark nominated him and motion carried. The executive committee meets in-between regular meetings only if something urgent comes up.

Anna gave the report on the Zoning Meeting at City Hall. She and several others said it was a waste of time. The City Council is not together on what they are doing yet. Mark said he will keep us posted on what is happening at the meetings and when we should go with our resolutions.

Dennis will draw up a letter to request a meeting with the residents group to explain about our C.D.C. We also need to look into finding other key groups or people to explain our C.D.C.

Mercedes asked if there would be any way we could work with the Main South C.D.C. to do something about the apartments on 108 Agawaan St. We are still not in a position to take on a big project until we are incorporated and have our tax-exemption and some financial backing. We suggest she ask Main South or Habitat for Humanity for assistance.

Bob O'Connor set up an appointment with the group called Score for Aug. 18th. at 1:30. Four of the board members will go: Bob O'Connor, Bob Largess, Mark Scheafer, and Kevin Dixon.

Meeting was adjourned to Aug. 24th. at 7:00 when Lori Younger will be our guest to do board training.

Respectfully submitted,

Sr. Nancy Casey

Green Island/Vernon Hill Community Development Corporation, Inc.

Meeting 9-22-87

Bob Largess called the mtg. to order at 7:12 P.M.

In attendance:

Bob Largess
Mark Schaeffer
Gregory Burke
Dennis Dunlevy
Dot Thyden

Ann Bacinskas
Mike Gagan
Michael Foley
William Shea

Bob Largess passed out copies of Articles of Incorporation to each person in attendance. He also passed out C.D.C. brochure in English and Polish languages.

Copies of the C.D.C. board meetings for July 29, 1987 and Aug. 10, 1987 were passed out to each in attendance.

Father Foley updated the group on pending grants via Raskob Foundation, Venture Grant, and Technical Assistance Grant.

Bob read a letter from EOCD (Lynn Shelds) with reference to economic development of C.D.C's for strategies of "business incubators."

Discussed final format of membership cards which will mature on May, 1989. In addition all brochures, and informational forms should be completed in time for "Gab Fest IV."

Food, beverages and sweets will be acquired from Fairway Beef, Food Bank and other sources.

Discussed final determination of Upsala St. School. What will happen to it? Will it be privately developed for high rents etc.?

Made a motion to have Bob Largess and another member to meet with Jeff Mulford to feel him out on disposition of Upsala St. School.

Board discussed variable ways of converting school into small apts. etc. for residents of Vernon Hill who own real estate.

Next meeting is set for Oct. 6th. (Tuesday).

Items for next meeting

Meetings cont.

- 1.) Gab Fest
- 2.) Meeting with Jeff Mulford
- 3.) Incubator - for business
- 4.) Burned out bldgs on Millbury St.

Respectfully submitted,

Bill Shea

Minutes for Sept. 9 and Oct. 6 did not record on the tape recorder
so we do not have a record.

C D C Committee Meeting Nov. 18, 1987

Those present: Terry Murray, Gregg Burke, both from W.C.C.I. and Mercedes and Sr. Nancy from the C.D.C. Board.

We reviewed the results from the survey. A copy is attached to these minutes. This gave us good data to show us that our idea about elderly in the neighborhood being willing to sell a 3 decker and move into the school if it was rehabilitated into condos.

Our next step will be to contact Board members to see if they are willing to do a telephone survey with a different set of questions. We need to get the neighborhood support for a project there. After much discussion the committee decided that the telephone survey would be quickly done and we would make a list of possible things that could be done with the school and ask people to vote them 1 through 7. Some suggestions are:

elderly co-op	elderly rental
single family co-op	single family rental
small family co-op	small family rental
would you support day care on site	

WCCI will help us formulate these questions better and give a little training to those who are going to do the calling.

It will be important to have this done before Christmas because we need to be ready with a proposal when the office of city planning ask for proposals on the school.

Sr. Nancy Casey, Sec.