

REGULAR MEETING MINUTES
GRA Regular Meeting – January 16, 2019 “AMENDED”
115 Pleasant Street, Gardner, MA 01440
Room 202 (Enter by Room 201)

Members present: Ronald Cormier-*Chairman*, Neil Janssens, Timothy Horrigan, M. Paul Carlberg-*VIA cellphone*, Paul Tassone, and Trevor Beauregard.

Members absent: *None.*

Also present: Christine Fucile, Maribel Cruz, and one Member of the Public.

ANNOUNCEMENT - Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the Chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All Documents referenced or used during the meeting must be submitted in duplicate to the Director of Community Development & Planning pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting.

Call to Order:

Mr. Cormier, Chairman, called the Regular Meeting to order at 8:15 a.m.

... Mr. Cormier noted M. Paul Carlberg is present via electronic means.

1. Minutes:

✓ Vote to Approve Regular Meeting of December 20, 2018.

Motion to approve Regular Meeting Minutes as presented.

T. Horrigan/P. Tassone.

Vote – All in favor.

Roll Call Vote:

R. Cormier, yes; T. Horrigan, yes; P. Carlberg, yes; N. Janssens, yes; P. Tassone, yes.

Count – 5 yes.

2. Old Business:

2.1 Downtown Urban Renewal Plans:

→ Derby Drive:

T. Beauregard reported he walked the site with the contractor this past week. The guardrail has been installed, as well as some minor items remaining.

T. Beauregard mentioned the minor items will be completed in the spring.

→ Rear Main ~ Phase II

T. Beauregard said he still has not heard back with regard to the Grant. Hope to get some development interest from the private sector.

→ Maki Block:

T. Beauregard there is nothing to discuss at this time, but did note there has been a little interest from a business for an event facility.

T. Beauregard stated Maribel is putting together a map of all the parking areas downtown to use as a hand out for potential clients.

➔ Parker Street Properties (#32, 42-50 and 52):

No new movement since the time when the two buildings were cleaned out. The dumpsters will need to be removed from the site.

2.2 140 South Main Street:

T. Beauregard stated he is still waiting on the MassDevelopment Grant in the amount of \$350,000.

T. Beauregard further stated Maribel will be submitting a Grant in the amount of \$200,000 for EPA Clean-Up.

2.3 Industrial Park Study:

Maribel explained the access agreement has been signed, however, cannot complete the assessment until spring since the ground is too frozen and covered to do any work.

2.4 Summit Industrial Park:

T. Beauregard has no updates at this time.

3. New Business:

3.1 Financials for Accounts and Investments:

Motion to accept October/November, and December 2018 financials as presented.

P. Carlberg/T. Horrigan.

Vote - All in favor.

Roll Call Vote:

R. Cormier, yes; T. Horrigan, yes; P. Carlberg, yes; N. Janssens, yes; P. Tassone, yes.

Count – 5 yes.

P. Carlberg brought up the Garbose property and questioned if there has been any activity. Also confirmed the listed selling price of 1 million. Suggested possibly lowering the price.

T. Beauregard replied there has been some interest. Also replied, the price could be lowered, but believes the reason there hasn't been much activity could be the current real estate market. Furthermore, there is a vacancy at Timpany Plaza.

P. Carlberg thought a new sign would help.

Suggestions were to possibly add a map to the sign showing the site itself. Maribel will look into this.

3.2 Election of Officers:

Slate of Officers:

- ✓ *Ronald F. Cormier, Chairman*
- ✓ *Paul G. Tassone, Vice Chairman*
- ✓ *Neil W. Janssens, Treasurer*

- ✓ M. Paul Carlberg, Assistant Treasurer
- ✓ Timothy J. Horrigan, Clerk

Motion to approve current Slate of Officers.

N. Janssens/T. Horrigan.

Vote – All in favor.

Roll Call Vote:

R. Cormier, yes; T. Horrigan, yes; P. Carlberg, yes; N. Janssens, yes; P. Tassone, yes.

Count – 5 yes.

Motion to Re-Appoint Executive Director, Trevor M. Beauregard.

P. Carlberg/T. Horrigan.

Vote – All in favor

Roll Call Vote:

R. Cormier, yes; T. Horrigan, yes; P. Carlberg,

4. Announcements~~Notices~~Articles~~Special Events:

... Next meeting is scheduled for Wednesday, February 20, 2019 at 8 a.m. It was noted the Agenda stated an incorrect time of noon for next meeting.

... The Boys & Girls Club ~~ Thank you letter presented.

Adjournment

Executive Session (if required)

Motion to enter into Executive Session to discuss and vote on possible real estate transactions as an open meeting may have a detrimental effect on the negotiating position of the GRA, and potential and ongoing legal issues, and not to reconvene in open session.

P. Carlberg/T. Horrigan.

Vote- All in favor.

Roll Call Vote:

R. Cormier, yes; T. Horrigan, yes; P. Carlberg, yes; N. Janssens, yes; P. Tassone, yes.

Count – 5 yes.

The GRA went into Executive Session at 8:25 a.m.

All documents referenced or used during the meeting are part of the official record and are available in the Gardner Redevelopment Authority office, Gardner City Hall Annex, Room 201, pursuant to the Open Meeting and Public Records Law.