

## GRA REGULAR MEETING MINUTES

MAY 15, 2019

*115 Pleasant Street, Room 200 (Enter by Room 201)*

*Gardner, MA 01440*

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**Members present:** Ronald Cormier-*Chairman*, Neil Janssens, Timothy Horrigan, M. Paul Carlberg (*via electronic means*), and Trevor Beauregard.

**Members absent:** *Paul Tassone.*

**Also present:** Christine Fucile, *and* Maribel Cruz.

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### **ANNOUNCEMENT OF OPEN MEETING RECORDINGS:**

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 8:00 a.m.***

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

### **1. Minutes:**

✓ Vote to Approve **Regular** Meeting Minutes of April 24, 2019.

***Motion to approve Regular Meeting Minutes as presented.***

***T. Horrigan/P. Carlberg.***

***Vote – All in favor.***

***Roll Call Vote:***

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

***Count – 4 yes.***

✓ Vote to Approve **Executive Session** Minutes of September 21, 2016, October 12, 2016, November 9, 2016, November 16, 2016, and December 22, 2016.

***Motion to approve Executive Session Meeting Minutes as presented.***

***T. Horrigan/N. Janssens.***

***Vote – All in favor.***

***Roll Call Vote:***

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

***Count – 4 yes.***

### **2. Old Business:**

#### **2.1 Urban Renewal Plans:**

***Downtown Urban Renewal Plan:***

Derby Drive:

T. Beauregard updated there is nothing new to report at this time.

R. Cormier noted the nice “letter to the Editor” with thanks and appreciation for the new pathway located from the library to Rite Aid. A copy of the letter was provided.

Rear Main ~ Phase II:

T. Beauregard reported nothing new at this time.

Maki Block:

T. Beauregard reported nothing new at this time.

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

R. Cormier mentioned current construction going on.

T. Beauregard said there were some drainage issues, and all has been replaced and repaired.

T. Beauregard also said the roof is ready to be repaired next week.

**Mill Street Corridor Urban Renewal Plan:**

S. Bent:

T. Beauregard said there is nothing new to report, however, has been working on a legal document that is required by DHCD for land disposition considering it is in the area for the Urban Renewal Plan.

Garbose:

T. Beauregard said there is nothing new to report at this time.

M. Cruz provided a copy of an update from the real estate representative.

216-218 Main Street:

T. Beauregard said there is nothing new to report at this time.

**2.2 140 South Main Street:**

R. Cormier noted the award of grant was in the news.

T. Beauregard mentioned Tighe & Bond is preparing an updated “*scope of services*”. In addition, the next step would be to enter into a *Memorandum of Understanding* with MassDevelopment.

**2.3 Industrial Park Study:**

T. Beauregard passed out a map of the area for the industrial park site.

T. Beauregard pointed out the green area as wetlands, the orange area is the 60 foot and 100 foot buffer around the wetlands, and in addition, there is a 60 foot no build zone. This is a rough build out of what could be done given the wetlands condition on the site. The roadway cost would be about 3.3 million to construct across the wetlands.

T. Beauregard said a similar analysis will be performed across the road. Therefore, the State is going to have a wetlands scientist go out and look at the sites to see if the sites are viable.

In addition, T. Beauregard and M. Cruz will be working on attaining access agreements from the owners.

**2.4 Summit Industrial Park:**

T. Beauregard reported there has been some activity for Lots 3A/3B.

**3. New Business:**

**3.1 Financials for Accounts and Investments:**

A copy of all financials were presented.

***Motion to accept financials as presented for statement period March 30 through May 3, 2019***

***T. Horrigan/N. Janssens.***

***Vote - All in favor.***

***Roll Call Vote:***

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

***Count – 4 yes.***

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

**City Billboard Sign along Route 2 Westbound:**

T. Beauregard noted Lewis Property Care cut some saplings along Route 2 in the area near the billboard sign, and proposes to go back out to cut more saplings.

T. Beauregard also noted he received a quote from Woodford Electric in the amount of \$625 for electrical services to fix the lights out on the billboard.

***Motion to allow payments to Lewis Property Care and Woodford Electric out of the reserve billboard account for clean-up, as well as electrical services for the billboard. In addition, should the payments go over the reserve account, allow payment out of checking account.***

***T. Horrigan/P. Carlberg.***

***Vote – All in favor.***

***Roll Call Vote:***

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

***Count – 4 yes.***

**Next meeting:**

*Scheduled for Wednesday, June 19, 2019 at 8 a.m.*

**Gardner News Articles:**

- ✓ *Letter to the Editor: A fan of the new pathway between Main and Pine Streets.*
- ✓ *Gardner redevelopment project continues*

**Events:**

**Legislative Affairs Breakfast with Governor Charlie Baker on June 6, 2019:**

***Motion to sponsor a table of ten (10).***

***N. Janssens/T. Horrigan.***

***Vote – All in favor.***

***Roll Call Vote:***

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

***Count – 4 yes.***

**Annual Outing and Robert Langlois Memorial Golf Tournament:**

At Gardner Municipal Golf Course on August 7, 2019 starting at 10 a.m.

***Motion to attend as in the past, as well as, include a foursome for golf, and premier sponsorship.***

**T. Horrigan/N. Janssens.**

**Vote – All in favor.**

**Roll Call Vote:**

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

**Count – 4 yes.**

**North Central Mass Chamber Golf Tournament:**

T. Beauregard commented this tournament is for a “scholarship fund”, and will be held at the Sterling Country Club on June 3, 2019.

**Motion to pay for “hole sponsor only” in the amount of \$250.**

**T. Horrigan/N. Janssens.**

**Vote – All in favor.**

**Roll Call Vote:**

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

**Count – 4 yes.**

**Rear Main Street:**

T. Beauregard expressed interest in possibly marketing the Rear Main Street properties for commercial/residential development.

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**Adjournment**

**Motion to adjourn.**

**T. Horrigan/P. Carlberg.**

**Vote – All in favor.**

**Roll Call Vote:**

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

**Count – 4 yes.**

**The meeting adjourned at 8:51 a.m.**

**Executive Session (if required)**

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.