

## **Annual Report – 2010**

This report highlights the activities of the Gardner Redevelopment Authority (GRA) during calendar year 2010 (January 1, 2010 through December 31, 2010).

### **GRA Membership**

The members of the GRA are:

Edward L. Lepkowski, Chairman  
Ronald F. Cormier, Vice Chairman  
Cleo E. Monette, Treasurer  
Timothy J. Horrigan, Clerk  
Paul G. Tassone, State Appointed Member (appointed May 17, 2010)  
Robert L. Hubbard, Executive Director

### **GRA v. Roads Corp.**

The Release and Assignment of All Claims in the matter of GRA v. Roads Corp. was approved. Members of the GRA thanked Attorney Scott Graves for his persistence in pursuing this legal matter and obtaining the settlement in the GRA's favor.

### **Economic Development Coordinator**

The GRA and the Greater Gardner Industrial Foundation renewed grant funding to the City for the Economic Development Coordinator, Trevor Beauregard. Mr. Beauregard continues to provide a single point of contact for business support services including the Economic Development website - [www.grow.gardner-ma.gov](http://www.grow.gardner-ma.gov).

### **Greater Gardner Industrial Foundation**

The Greater Gardner Industrial Foundation (GGIF) and the GRA held a joint meeting on January 26, 2010. Mr. Hubbard and Mr. Beauregard presented updates on the City's efforts to obtain a Gold Rating from the Massachusetts Biotechnology Council, the completion of the Land Development Guide Book, the status of the Urban Renewal Plan, and the preliminary results of a wind turbine feasibility study at the Summit Industrial Park.

Mr. Garrison, GGIF Chairman, presented a plan of land located at the end of Kinzer Drive adjacent to Route 2 that the GGIF is considering for development.

### **US EPA Revolving Loan Fund Grant**

The EPA awarded the City of Gardner a \$1 million grant in April to establish a revolving loan fund to assist property owners to clean up and to revitalize Brownfield sites. Mr. Beauregard was the principal author of the grant application. A Brownfield's Steering Committee was organized and Edward Lepkowski volunteered to serve as the representative from the GRA.

### **Solar Trash Compactor**

The GRA contributed \$150 for the installation of the BigBelly Solar Compactor purchased by the City with a grant from the Mass Technology Collaborative Renewable Energy Trust. The compactor was installed at the corner of Main and West Lynde Streets.

### **Wind Turbine**

In March, the Mass Clean Energy Center approved the application for financial assistance under the Wind Incentive Program: Community Scale in an amount not to exceed \$50,400. The grant provides \$35,400 for a site feasibility study on land owned by the GRA at the end of Suffolk Lane in the Summit Industrial Park. The additional \$15,000 in the award is for preparation of a business plan if the site is determined to be feasible. Tighe & Bond initiated work on the feasibility study in April.

### **Grow Gardner Fund (GGF)**

The GGF's (Grow Gardner Fund) outstanding loan to the Gardner Ale House is current and the brew pub/restaurant continues to do well in its downtown location. The Ale House also continues to contribute to downtown revitalization and hosted several community events during the year.

### **Urban Renewal**

A working draft of the Urban Renewal Plan (URP) prepared by BSC Group and McCabe Enterprises was submitted to the Department of Housing and Community Development (DHCD) in February and presented to the City Council at a public meeting in March.

In April the Mayor formed a Police Station Building Needs Committee to initiate more detailed consideration for the construction of a new police station. In September the GRA amended the professional services contract with BSC group to modify the URP to include a new police station.

After reviewing the revised plan, the GRA voted approval of the URP in October. On November 15, the City Council conducted a formal public hearing on the URP and unanimously approved a resolution adopting the URP following the public hearing. The URP was then submitted to DHCD for review and approval.

### **Mill Street Corridor**

Lt. Governor Tim Murray visited Gardner in October and announced the selection of the Mill Street Corridor as part of the Administration's Brownfield Support Team (BST) initiative. The BST is a multi-agency approach that emphasizes collaboration across agencies to help communities clean up challenging and complex contaminated sites and prepare them for redevelopment.

Also in October, the City Council authorized the Mayor to purchase 155 Mill Street from Mr. Bernard Garbose and approved a Brownfield Covenant Not To Sue between the City, the Commonwealth and Mr. Garbose. When finalized next year, the City will own over 30 acres of land in the Mill Street Corridor. The GRA and Mayor are considering what role the GRA can play to help with the redevelopment of this property.

In November, the Boston District Council of the Urban Land Institute approved the City's application to convene a one-day Technical Assistance Panel (TAP) consisting of 6-8 industry professionals to provide objective, expert advice to the City of Gardner and GRA regarding planning and implementation of a redevelopment initiative for the Mill Street Corridor. The one-day TAP will be scheduled in early 2011.

### **Johnny Appleseed Publication**

The GRA continued to pay for advertisements in the Johnny Appleseed Publication promoting Gardner as a great place to live, work, shop and recreate. The magazine is published in the spring and fall, and lists the many activities taking place in North Worcester County communities located along Route 2.

### **Gardner's 225 Anniversary**

The GRA supported the City of Gardner's 225<sup>th</sup> Anniversary Celebration by purchasing decorative banners which were hung in the downtown area and a bronze plaque commemorating the convergence point of the neighboring towns that gave up land to form the Town of Gardner.

### **Memberships**

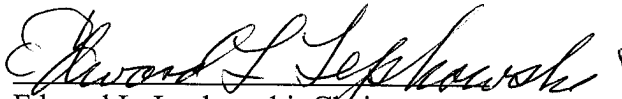
- Massachusetts Economic Development Council
- Northeastern Economic Developers Association
- Massachusetts Association of Planning Directors
- American Planning Association
- Greater Gardner Community Development Corporation
- Greater Gardner Chamber of Commerce
- Gardner Square Two, Inc.


R. Hubbard continues to serve as Treasurer of the MEDC, and T. Beauregard was elected as a Member-at-large. The MEDC is a professional association of economic development professionals in Massachusetts.

GRA members attended the Mass Alliance for Economic Development's Economic Impact Awards Luncheon in Boston. Heywood Hospital's expansion project was nominated by Mr. Beauregard and received an award.

The GRA's efforts on behalf of the City of Gardner would not have been possible without support from Mayor Mark Hawke; Trevor Beauregard, Economic Development Coordinator; Terri Hillman, Administrative Assistant; Jennifer Dymek, Grants Administrator; Katie Fucile, Financial Manager; Bob Hankinson, City Engineer; Dick Reynolds, Building Commissioner; Bernie Sullivan, Health Director; James Garrison and Henri Sans, Greater Gardner Industrial Foundation.

**GARDNER REDEVELOPMENT AUTHORITY**

  
Edward L. Lepkowski, Chairman

  
Robert L. Hubbard, Executive Director