

# CITY OF GARDNER

DEPARTMENT OF COMMUNITY DEVELOPMENT AND PLANNING



## CDBG STEERING COMMITTEE MEETING

**Thursday, September 10, 2009**  
**Meeting Room – City Hall Annex**  
**Gardner, Massachusetts**

Committee Members present: Jennifer Dymek, James Cruickshank, Julie Meehan, Robert Hubbard, Joanne Foster, Richard Reynolds, and Bernard Sullivan

Committee Members absent: Councilor James Minns, David Curran, and Darlene Morrilly

Others present: Terri Hillman, and Katie Fucile, CD&P

J. Dymek called the meeting to order at 10:40 a.m.

**1. Acceptance of Minutes**

*B. Sullivan moved to accept the minutes of the August 13, 2009, CDBG Steering Committee meeting as presented.*

*Seconded by R. Reynolds.*

*Vote – unanimous.*

**2. Old Business**

**2.1 Green Communities Technical Assistance Grant**

J. Dymek said that the City was awarded a Green Communities Technical Assistance Grant through the Department of Energy Resources. A consultant will be sent out to Gardner and Winchendon in the near future.

**2.2 Clean Energy Choice Grant**

J. Dymek said that the cost of some of the items the City might purchase with the grant funds are more than the amount of the grant, which is \$3,500. For instance, a solar powered trash compactor is \$4,500. A possibility is the purchase of educational books. The due date for the grant application is November 30, 2009.

**3. New Business**

**3.1 Housing Rehab Case #08-272**

Housing Rehab Case #08-272 was approved at the August meeting for an emergency request in the amount of \$1,495. This request is to complete the additional required work in the home which includes deleading, carpentry, plumbing, electrical work and masonry. The total estimated project cost is \$19,200. The owner meets the requirements for a 0% contribution.

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*J. Cruickshank moved to approve Housing Rehab Case #08-272 for a fifteen-year loan at 0% in the amount of \$19,200.*

*Seconded by J. Foster.*

*Vote – unanimous.*

### **3.2 Community Development Strategy**

A new Community Development Strategy (CDS) needs to be developed for the State. J. Dymek asked the Steering Committee to look at projects that should be changed and new projects that should be included. She will send all the members a copy of the current CDS and it will be on the October agenda for discussion.

The CDS will need to be completed prior to the next grant application which is tentatively scheduled for completion and submission to the state in February 2010.

The projects will need to be prioritized in the CDS. Mayor Hawke has indicated he would like more demolition funds included in the grant application.

### **3.3 Urban Renewal Plan**

Funds are included for the Urban Renewal Plan in the FY09 CDBG Grant. The Urban Renewal Steering Committee will meet on September 28 at 8 a.m. and all members of the CDBG Steering Committee were invited to attend. There will be at least two public hearings – November 4 and December 2. It is hopeful that the plan will be completed by January, 2010.

### **3.4 Financial Summary**

J. Dymek distributed a financial summary of BG08 which expires on 12/31/09 and on the new grant BG09 which expires on 12/31/10. On the BG09 grant she is waiting for documents from DHCD and the final clearance before funds can be expended.

## **4. Other**

### **4.1 86-96 Main Street**

J. Cruickshank said that the CDC is interested in purchasing 86-96 Main Street. This is the building adjacent to the Blue Moon Diner and has been for sale for about 1-1/2 years. It has retail establishments on the first floor and apartments on the second floor. A great deal of rehab work would need to be done, but it would add to the diversity of housing options in the downtown area. Alternative energy uses for the building could be considered under the rehab and would be a good opportunity to include a clean energy component in the proposed work.

At a recent meeting, Kristin Woods, legislative aide to Congressman Olver, said that the Congressman would be willing to support the proposed purchase by CDC. It would be a good project to provide affordable rental units and to update the available commercial spaces. Every year Congressman Olver sends out a White Paper for constituents to request funds for project. This would be a good request for the White Paper which is due on November 15.

*R. Hubbard moved that the CDBG Steering Committee approve an amount not to exceed \$15,000 to proceed with acquiring the services of an architect to prepare architectural plans for the building at 86-96 Main Street.*

*Seconded by B. Sullivan.*

*Vote – so voted.*

*C. Cruickshank abstained from voting.*

J. Foster suggested that consideration be given to family apartments when changes are made to the second floor.

B. Sullivan suggested contacting Gary Lorden, whose family owns Lorden Oil Co., regarding alternative energy.

**4.2     Buy Greater Gardner**

J. Cruickshank said that through the month of August, twenty-three buyers have purchased homes through the Buy Greater Gardner Now program. The program is working and has value.

**Adjournment**

**J. Cruickshank moved to adjourn.**

**Seconded by J. Foster. Vote – unanimous.**

The meeting adjourned at 11:15 a.m.