

GRA REGULAR MEETING MINUTES

JANUARY 15, 2020

115 Pleasant Street, Hubbard Conference Room 203, Gardner, MA 01440

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

Members absent: *Paul Tassone.*

Also present: Councillor Scott Graves, Christine Fucile, and Maribel Cruz.

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 8:52 a.m.

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

1. Minutes:

✓ Vote to Approve Regular Meeting Minutes of November 20, 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 1/17, 2/28, 3/15, 4/11 – 2018.

Motion to approve Executive Session Minutes as presented.

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.

2. Old Business:

2.1 Urban Renewal Plans:

■ Downtown:

122 Main Street:

T. Beauregard said the building is set for demolition for this month, or next month, and the bid was awarded to Ray Bourgeois.

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

T. Beauregard stated he is still working with the Developer. In addition, has not received any word from the State with regard to additional resources.

T. Beauregard added he has been in touch with Mark Dohan, the Executive Director of NewVue Communities to schedule a “walk through” within the next few weeks for the Parker Street buildings.

246-248 Central Street:

T. Beauregard confirmed Montachusett Veterans Outreach has now purchased the old CDC building, which will be used for office space for programming on the first floor, and housing units for veterans on the upper floor.

■ **Mill Street:**

T. Beauregard stated currently there are some pending real estate interests.

2.2 140 South Main Street:

M. Cruz explained she is working with Szoc for some AutoCAD needs for the project. In addition, there are six steps necessary to begin preparation for environmental clean-up work at the site. *They are as follows:*

1. Upfront wetlands permitting for work to occur adjacent to and within the stream channel;
2. Contaminated soil excavation at depth on the south/southwestern portion of the property;
3. Retaining wall removal for the wall that is associated with former (demolished) building structure – there is a second abutting retaining wall on the eastern/southeastern of the property that is associated with the off-site railroad line overpass that will remain;
4. Contaminated sediment removal immediately adjacent to and downstream of the site (downstream excavation limits are still being evaluated, but will likely be within 75 feet of the site);
5. Stream bank restoration for areas where sediment excavation occurred (i.e., return bank channel to previous conditions); and
6. Re-grading of the “upland” portion of the site affected by the excavation a retaining wall removal with a new slope being designed down to the stream channel (i.e., no retaining wall replacement).

2.3 Industrial Park Study:

M. Cruz said the Site Readiness Grant was submitted on December 6, 2019. The funding request is in the amount of \$615,000 which will include acquisition, master plan, surveying, wetlands delineation, schematic design, and MEPA filing. T. Beauregard added at one time the study was for the north side of Route 140, but now targeting the south side of Route 140 due to limitations on the north side.

2.4 Summit Industrial Park:

Nothing new to report at this time.

3. New Business:

3.1 Financials for Accounts and Investments:

A copy of all financials were presented for two statement periods.

T. Beauregard noted the BCC solar payment was recently received. Also, up to date on option payments.

Motion to accept financials 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.

3.2 Election of Officers:

■ Nominate New Slate of Officers

Motion to accept current Slate of Officers as presented.

P. Carlberg/T. Horrigan.

Vote – All in favor.

■ Appoint Executive Director

Motion to appoint current Executive Director as presented.

P. Carlberg/T. Horrigan.

Vote – All in favor.

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

- ✓ Next meeting scheduled for February 19, 2020 at 8:45 a.m.
- ✓ Heywood Healthcare 7th Annual Winter Affair: The GRA opted not to sponsor at this time.
- ✓ Upcoming Chamber events were presented.
- ✓ 2020 Meeting Schedule was 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.

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.

The GRA went into Executive Session at 9:16 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.