

GRA REGULAR MEETING MINUTES

JUNE 19, 2019

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: Christine Fucile.

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 May 15, 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.

2. Old Business:

2.1 Urban Renewal Plans:

■ **Downtown Urban Renewal Plan:**

Derby Drive: Nothing to report at this time.

Rear Main ~ Phase II: T. Beauregard commented he would like to have a map prepared for the listing with Keller-Williams. This is a TIF target area, as well as, in the Opportunity Zone area which should be mentioned on the marketing sheet.

Maki Block: Nothing to report at this time.

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

T. Beaugard said he met again with the State and the Developer to talk about various programs that might help with financing for the project. Also met with Mass Housing who put together a financing package for the Developer for the redevelopment. Furthermore, the package is soon to be finalized.

T. Beaugard noted the roof repair is now completed.

■ **Mill Street Corridor Urban Renewal Plan:**

S. Bent: Nothing new to report at this time.

Garbose: T. Beaugard commented the real estate company is getting a lot of inquiries, but the majority of them are residential.

2.2 140 South Main Street:

T. Beaugard said M. Cruz has been working on this and is waiting for another scope of service from Tighe & Bond to send off to MassDevelopment in order for them to prepare a MOU (*Memorandum of Understanding*). Hopefully will receive this week.

2.3 Industrial Park Study:

T. Beaugard noted they are looking at the west side of Route 140 (*both sides of Matthews Street*).

T. Beaugard also noted he spoke with MassDevelopment yesterday, and they are willing to continue to assist financially with the due diligence as part of the grant. However, at this point in time, and not being assured this location will be suitable, they are recommending that they take back the acquisition funds so they can apply to another project currently moving forward. Furthermore, when it comes time to move forward on our project, can re-apply for additional funds.

2.4 Summit Industrial Park:

T. Beaugard commented he has had some minor interest in Lots 3A and 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 April 27 through June 05, 2019.

P. Carlberg/T. Horrigan.

Vote - All in favor.

Roll Call Vote:

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

Count – 4 yes.

3.2 Real Estate Update:

T. Beauregard noted P. Carlberg suggested reducing the selling price of 155 Mill Street to \$800,000.

R. Cormier recommended a meeting with Keller-Williams to discuss this. P. Carlberg agreed. All members were in agreement.

3.3 Grant Payment to City:

A check in the amount of \$50,000 was presented to the City for the GRA Grant for FY'20.

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

Next meeting:

It was discussed that the meeting scheduled for Wednesday, July 17, 2019 at 8 a.m. will be cancelled unless it is needed.

Sponsorship/Support Form (7th Annual "Ride of Your Life"):

It was agreed not to sponsor, but to reconsider next time.

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 8:47 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.