

GRA REGULAR MEETING MINUTES

JULY 23, 2020 VIA ZOOM

Members present: Ronald Cormier-Chairman, Neil Janssens, Paul Tassone, M. Paul Carlberg, and Trevor Beauregard.

Members absent: *Timothy Horrigan.*

Also present: Christine Martines 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 called the Regular Meeting to order at 8:30 a.m.

1. Minutes:

Vote to approve meeting of May 20, 2020 (*no June meeting held*).

Motion to approve Regular Meeting Minutes as presented.

P. Carlberg/P. Tassone

Vote – All in favor.

Roll Call Vote:

Ron Cormier, yes; P. Tassone, yes; N. Janssens, yes; P. Carlberg, yes.

Count – 4 yes.

2. Old Business :

2.1 Urban Renewal Plans:

Downtown:

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

Mill Street Corridor:

T. Beauregard reminded at the January meeting, the Board voted to approve the sale of the Garbose property in the amount of \$785,000. Therefore, will require a vote to authorize the Executive Director and the Chairman to execute the sale, and have the Clerk, Tim Horrigan, sign the Vote. This is needed for the actual sale to go through.

Motion to authorize Ronald Cormier, Chairman, and Trevor Beauregard, Executive Director, to enter into an agreement with Prospective Realty, Inc., to transfer the land listed as 155 Mill Street, Gardner, MA, comprised of four (4) parcels, refer to Book 49934/Pages 126, 130, 134, and 138 in Worcester District Registry of Deeds, for the amount of \$785,000.00, and to

authorize the Chairman and Executive Directory to sign and execute a deed or deeds and any and all documents necessary to effectuate the transfer of the property to Prospective Realty, Inc.

P. Tassone/N. Janssens.
favor.

Vote – All in

Roll Call Vote:

Ron Cormier, yes; P. Tassone, yes; N. Janssens, yes; P. Carlberg, yes.

Count – 4 yes.

T. Beauregard stated a formal vote is needed for 85 Winter Street, as well as authorizing the Chairman to execute the sale.

Mr. Cormier said he will read the vote with a change he would like made. The vote should say “Chairman of the GRA” instead of listing his name in the event he is not the Chairman in the coming years.

Motion to approve entering into a ten (10) year Lease to Purchase Agreement with Tetra-Med, LLC of Massachusetts as specified in the Triple Net (NNN) Lease Agreement dated April 1, 2020.

To authorize the Chairman of the GRA to enter into an agreement with Tetra-Med LLC to transfer the land listed as 85 Winter Street, Gardner, MA, comprised of two (2) parcels, refer to Book 56441, Page 184, in the Worcester District Registry of Deeds, if and when Section 30 Option to Purchase of the Triple Net (NNN) Lease is exercised, and to authorize the Chairman to sign and execute a deed and any and all documents necessary to effectuate the transfer of the property to Tetra-Med LLC.

P. Tassone/P. Carlberg.
favor.

Vote – All in

Roll Call Vote:

Ron Cormier, yes; P. Tassone, yes; N. Janssens, yes; P. Carlberg, yes.

Count – 4 yes.

P. Carlberg asked if they could get out of this agreement at any time, as well as if the GRA could get out if they wanted to. T. Beauregard replied yes.

N. Janssens asked what the lease payment is. T. Beauregard said \$6,400 per month, and goes up 2 ½ percent each year. At the end of this year, a total of \$76,800 will be collected. If they buy within the first 12 months, they buy it at the \$800,000, then every year after that, it increases by what the consumer price index is, so it is in their best interest to buy soon.

T. Beauregard noted the Garbose closing has been pushed out to Mid-August.

3. New Business:

3.1 Financials for Accounts and Investments:

Motion to accept financials as presented.

N. Janssens/P. Tassone.

Vote - All in favor.

Roll Call Vote:

Ron Cormier, yes; P. Tassone, yes; N. Janssens, yes; P. Carlberg, yes.

Count – 4 yes.

3.2 32 Parker Street Land Transfer to City:

T. Beauregard said currently there is nothing happening, however, now that there is a new Mayor, he will have it set up for the City Council to accept the land.

3.3 GRA Grant to the City:

T. Beauregard presented a copy of the proposed Grant Agreement, and explained he cut back on costs as shown on the balance sheet. T. Beauregard explained more money was spent in past years on legal fees, but has since been reduced. In addition, professional development and travel has decreased due to cancellations for business trips which is typically a \$5,000 budget item, and proposing to decrease to \$1,000-\$2,000. Also included are portions for salaries and benefits, office accommodations remains at \$2,000 which is normally used for maintenance purposes, as well as General Administration for office supplies, equipment, etc.

Motion to approve the extension of the Grant Agreement between the City and the Gardner Redevelopment Authority.

P. Carlberg/N. Janssens.

Vote – All in

favor.

Roll Call Vote:

Ron Cormier, yes; P. Tassone, yes; N. Janssens, yes; P. Carlberg, yes.

Count – 4 yes.

3.4 Any new business to come before the Board:

T. Beauregard commented he had nothing new to report at this time.

4. Announcements / Notices / Articles / Special Events:

Chamber Annual Meeting: Will be held July 30, 2020.

Motion to attend Chamber Annual Meeting with a table of six, and sponsorship at \$500.

N. Janssens/P. Tassone.

Vote – All in favor.

Roll Call Vote:

Ron Cormier, yes; P. Tassone, yes; N. Janssens, yes; P. Carlberg, yes.

Count – 4 yes.

Chamber Outing: T. Beauregard said the Chamber Outing is scheduled for September 9th, with a morning and afternoon shotgun. There will not be the usual dinner in the evening, however, there will be a buffet-type meal at the golf course for the golfers. T. Beauregard noted it is customary to do a golf foursome and sponsor a hole.

Motion to attend Chamber Golf Outing with a foursome and sponsor a hole consistent with past years.

P. Tassone/P. Carlberg.

Vote – All in favor.

Roll Call Vote:

Ron Cormier, yes; P. Tassone, yes; N. Janssens, yes; P. Carlberg, yes.

Count – 4 yes.

T. Beauregard suggested the Board take a vote the annual Heywood Hospital Golf Classic fundraiser today since a June meeting was not held. C. Martines Fucile confirmed a vote was not taken previously.

Motion to attend the Annual Heywood Hospital Golf Classic fundraiser with a foursome, as well as an Ad sponsor.

P. Carlberg/N. Janssens.

Vote – All in favor.

Roll Call Vote:

Ron Cormier, yes; P. Tassone, yes; N. Janssens, yes; P. Carlberg, yes.

Count – 4 yes.

Next meeting: Scheduled for August 19, 2020 at 8:45 a.m.

Adjournment

Meeting closed at 9:00 a.m.

Motion to adjourn.

P. Carlberg/N. Janssens.
favor.

Vote – All in

Roll Call Vote:

Ron Cormier, yes; N. Janssens, yes; P. Tassone, yes; P. Carlberg, yes.

Count – 4 yes.

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.