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Elizabeth J. Kazinskas

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Craig R. Cormier
Ronald F. Cormier
Scott Joseph Graves, Esq.
Judy A. Mack
George C. Tyros

CITY OF GARDNER
MASSACHUSETTS 01440-2630

OFFICE OF THE
CITY COUNCIL



RECEIVED

2020 SEP 29 AM 7:31

CITY CLERK'S OFFICE
GARDNER, MA

WARD 1 COUNCILLOR
James M. Walsh, Esq.

WARD 2 COUNCILLOR
Elizabeth J. Kazinskas

WARD 3 COUNCILLOR
Nathan R. Boudreau

WARD 4 COUNCILLOR
Karen G. Hardern

WARD 5 COUNCILLOR
Aleksander Dernalowicz, Esq.

September 29, 2020

CITY COUNCIL INFORMAL MEETING

Date: Thursday, October 1, 2020
Time: 6:00 P.M.
Location: Remotely*

The City Council will meet with Heywood Hospital officials concerning the Hospital's request to remove Deed Restrictions and enter into a Land Lease Agreement for Hospital expansion.

CITY COUNCIL OF GARDNER

Elizabeth J. Kazinskas

ELIZABETH J. KAZINSKAS

Council President

NOTICE: *The listing of Agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*

**Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Gardner City Council will be conducted via Zoom remote participation and broadcast live on Gardner Educational Television, Channel 8, and the City's YouTube Channel. The audio or video recording, transcript, or other comprehensive record of proceedings will be posted on the City's website as soon as possible after the meeting.*

City of Gardner, *Executive Department*



Michael J. Nicholson, Mayor
September 24, 2020

RECEIVED

2020 SEP 28 PM 12:38

The Honorable Elizabeth J. Kazinskas, City Council President
Gardner City Hall
95 Pleasant St., Rm 121
Gardner, MA 01440

CITY CLERK'S OFFICE
GARDNER, MA

RE: Request for an Informal Meeting of the City Council for Presentation from Heywood Hospital

Dear Madam President,


As a follow up to our meeting earlier this week, I would like to respectfully ask that there be a special meeting of the City Council to allow the administration of Heywood Hospital to present their proposed plans for expansion. Since this project relates directly to items that will come before the City Council at the October 5th meeting, I believe that it would be prudent to have this meeting on Thursday, October 1st, in order to allow any questions brought forth at the Finance Committee Meeting of September 30th to be answered by the informal meeting, and any questions remaining after the informal meeting to be answered by the October 5th meeting.

In order to reiterate the events that happened at our meeting on Monday, September 21st, we met with representatives from Heywood Hospital to discuss their plans for future expansion. With us at this meeting were Commissioner Jean from the Building/Zoning Department, Director Beauregard from the Planning and Community Development Department, Assistant Director Oliva from the Department of Public Works, and City Engineer Chris Coughlin. Also present were Win Brown, President and CEO, Vice President of External Affairs Dawn Cassavant, and Vice President of Perioperative Services Rozanna Penny from Heywood Hospital. At this meeting our team of department heads discussed the different requirements and procedures that Heywood would have to follow if they were to go through with their full project- from zoning requirements, special permitting by the Planning Board, and DEP approval to name a few.

In the end, this will be an approximate \$15 million investment in the City. This project will not only expand the hospital and increase parking availability to its patients, but will also create new jobs, bring people into the City that would normally have to travel to Boston and Worcester for certain procedures, and give business to our local contractors. Heywood Hospital is already the City's largest employer and I am very pleased to see that they continue to want to invest in our City and perform all of the necessary due diligence needed to proceed with this project. I am very hopeful of the positive impact this project will have and hope to see it through to its completion.

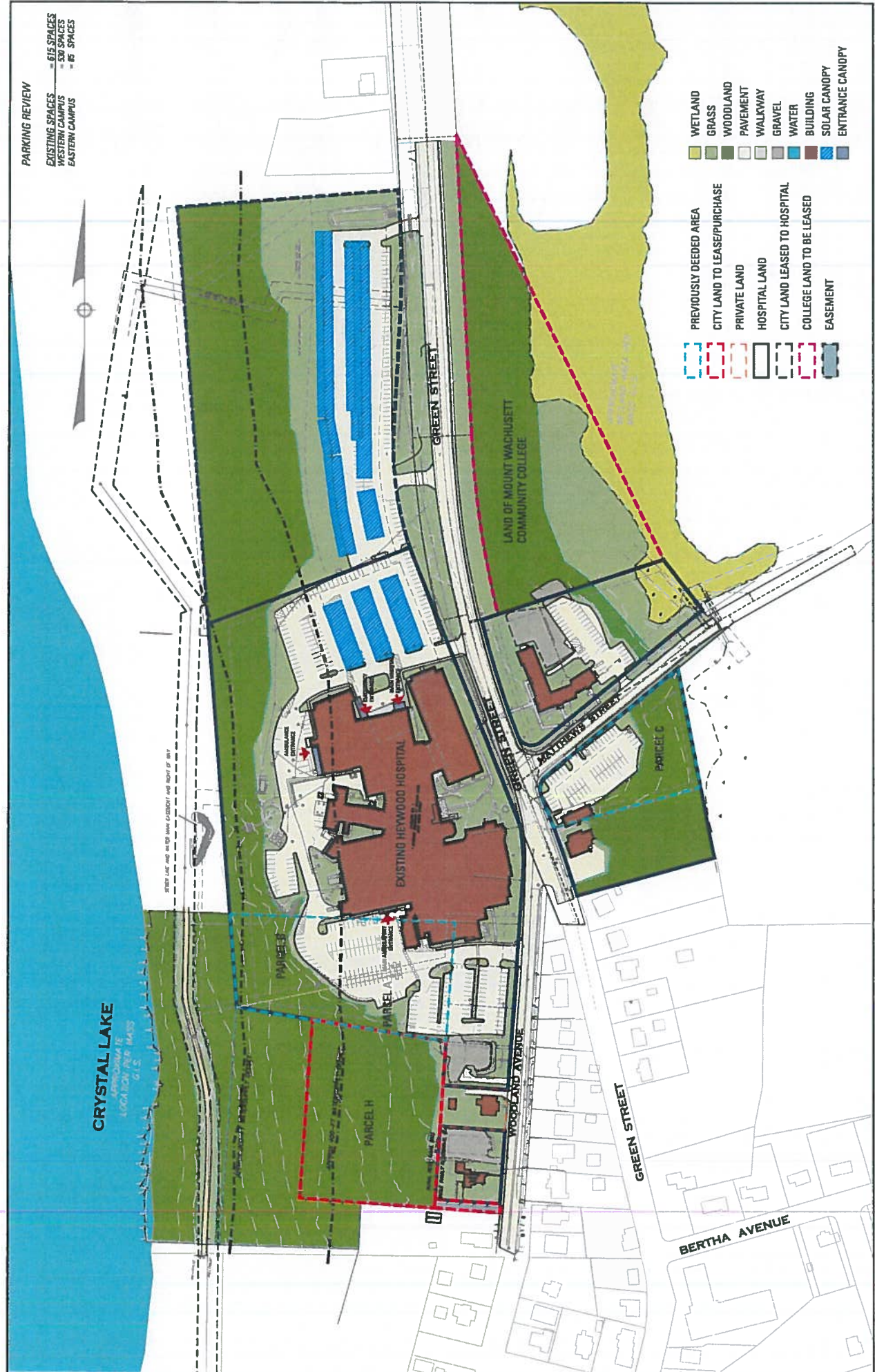
Thank you for your attention to this request, and I look forward to hearing from you soon.

Respectfully,



Michael J. Nicholson
Mayor, City of Gardner

CC:
City Clerk/City Councilors
Win Brown, President and CEO, Heywood Healthcare



PARKING REVIEW
 = 615 SPACES
 = 530 SPACES
 = 85 SPACES

CRYSTAL LAKE
 APPROXIMATE LOCATION PER MASS GIS

STREET LANE AND BUFFER SHALL EXIST AND BE 30' WIDE

EXISTING HEYWOOD HOSPITAL

LAND OF MOUNT WADHUSETT
 COMMUNITY COLLEGE

GREEN STREET

BERTHA AVENUE

- PREVIOUSLY DEEDED AREA
 - CITY LAND TO LEASE/PURCHASE
 - PRIVATE LAND
 - HOSPITAL LAND
 - CITY LAND LEASED TO HOSPITAL
 - COLLEGE LAND TO BE LEASED
 - EASEMENT
- WETLAND
 - GRASS
 - WOODLAND
 - PAVEMENT
 - WALKWAY
 - GRAVEL
 - WATER
 - BUILDING
 - SOLAR CANOPY
 - ENTRANCE CANOPY

HEYWOOD HOSPITAL EXISTING CONDITIONS SITE PLAN

**DECLARING SURPLUS FOR PURPOSE OF DISPOSAL
LAND OFF WOODLAND AVENUE**

VOTED: To declare land available for the disposition for the purpose of a lease to be negotiated between the Mayor and Heywood Hospital, in accordance with prevailing General Laws, the land off Woodland Avenue, further identified on the City of Gardner Assessor's Map as R27-2-8B, and upon such other terms as the mayor shall consider proper in accordance with this Vote.

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City of Gardner, *Executive Department*

Michael J. Nicholson, Mayor

September 24, 2020

The Honorable Elizabeth J. Kazinskas, President
And City Councilors
Gardner City Hall
95 Pleasant St., Rm 121
Gardner, MA 01440

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2020 SEP 23 AM 11:15

CITY CLERK'S OFFICE
GARDNER, MA



RE: Request for Declaration of Land Available for Disposition

Dear President Kazinskas and Councilors,

As part of Heywood Hospital's long term planning, the Hospital is exploring a potential expansion to add a new surgical and perioperative wing onto their existing building. In order to accomplish this, Heywood Hospital would have to lease a portion of land currently owned by the City.

President Brown and other members of the Heywood Administration have met with several of our department heads to present their plan and go over what needs to be done to ensure that their proposal meets all of the legal and environmental requirements that need to be followed.

Chapter 30B of the General Laws state, "if a governmental body duly authorized by general or special law to engage in such transaction determines that it shall rent, convey, or otherwise dispose of real property, the governmental body shall declare the property available for disposition and shall specify the restrictions, if any, that it will place on the subsequent use of the property." Per the guidance issued by the Inspector General's office. This declaration must be made prior to the City entering into any negotiations for the lease of the property.

The current Covid-19 Pandemic has truly highlighted how blessed we are as a City to have Heywood Hospital located here. The services they offer to our residents, the partnerships they create with our community organizations, and their commitment to improving the quality of life in our City are invaluable. I am very happy to see that they are interested in continuing to invest in our City and make it so that services that currently require patients to travel to Boston or Worcester could now be done here in Gardner.

As such, I kindly ask the Council to declare the requested parcel of land as available for disposition in order to allow my office to begin lease negotiations with the administration of Heywood Hospital as the first step toward their expected expansion. Following successful negotiations, the Hospital would then enter into conversations with the Conservation Commission, Planning Board, Zoning Board of Appeals and all other relevant state and local boards and commissions, but those discussions cannot be held until they have title to the land through a lease.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

CURRENT OWNER		TOPO	UTILITIES	STRY / ROAD	LOCATION	CURRENT ASSESSMENT	
HENRY HEYWOOD MEMORIAL HOS						Code: 9550	Appraised: 54,700
242 GREEN ST			SUPPLEMENTAL DATA			Code: 9550	Assessed: 54,700
GARDNER MA 01440		Assoc Pld#				316	
GARDNER MA 01440		GIS ID: M_159977_926225				GARDNER, MA	

RECORD OF OWNERSHIP					PREVIOUS ASSESSMENTS (HISTORY)						
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
19750 0159	03-26-1998	U	V	24,500	1K	2019	9550	54,700	2018	9550	54,700
Total						Total		54,700	Total		54,700

EXEMPTIONS

Year	Code	Description	Amount	Number	Amount	Comm Int
			0.00			

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	0001	Tracing	

OTHER ASSESSMENTS				
Year	Code	Description	Number	Amount
Total				

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value: 54,700								

LAND LINE VALUATION SECTION										
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd. Adj
1 9550	Hospital V	R2		43,560 SF	1.15	1.00000	5	1.00		1.000
1 9550	Hospital V	R2		1,190 AC	4,000.00	1.00000	0	1.00		1.000
Parcel Total Land Area: 2.1900										
Total Card Land Units: 2.190 AC										

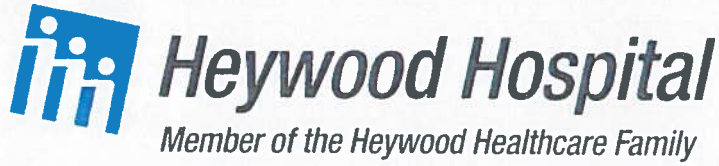
VISIT / CHANGE HISTORY			
Date	Id	Type	Is Cd
Total Appraised Parcel Value: 54,700			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	0	Adj Unit Pric	Land Value
Appraised Xf (B) Value (Bldg)	0	1.15	49,900
Appraised Ob (B) Value (Bldg)	0	4,000.00	4,800
Appraised Land Value (Bldg)	54,700		
Special Land Value	0		
Total Appraised Parcel Value	54,700		

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Description	Element	Description							
99 00	Vacant Land Vacant									
MIXED USE										
Code	Description	Code	Percentage							
9550	Hospital V		100 0 0							
COST / MARKET VALUATION										
RCN			0							
Year Built			0							
Effective Year Built			0							
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol										
Economic Obsol										
Trend Factor			1							
Condition %			0							
Percent Good			0							
RCNLD										
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Ad.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value				
		Ttl Gross Liv / Lease Area	0	0	0	0				

No Sketch

6-2



September 23, 2020

Michael J. Nicholson, Mayor
City of Gardner
95 Pleasant Street
Gardner, MA 01440

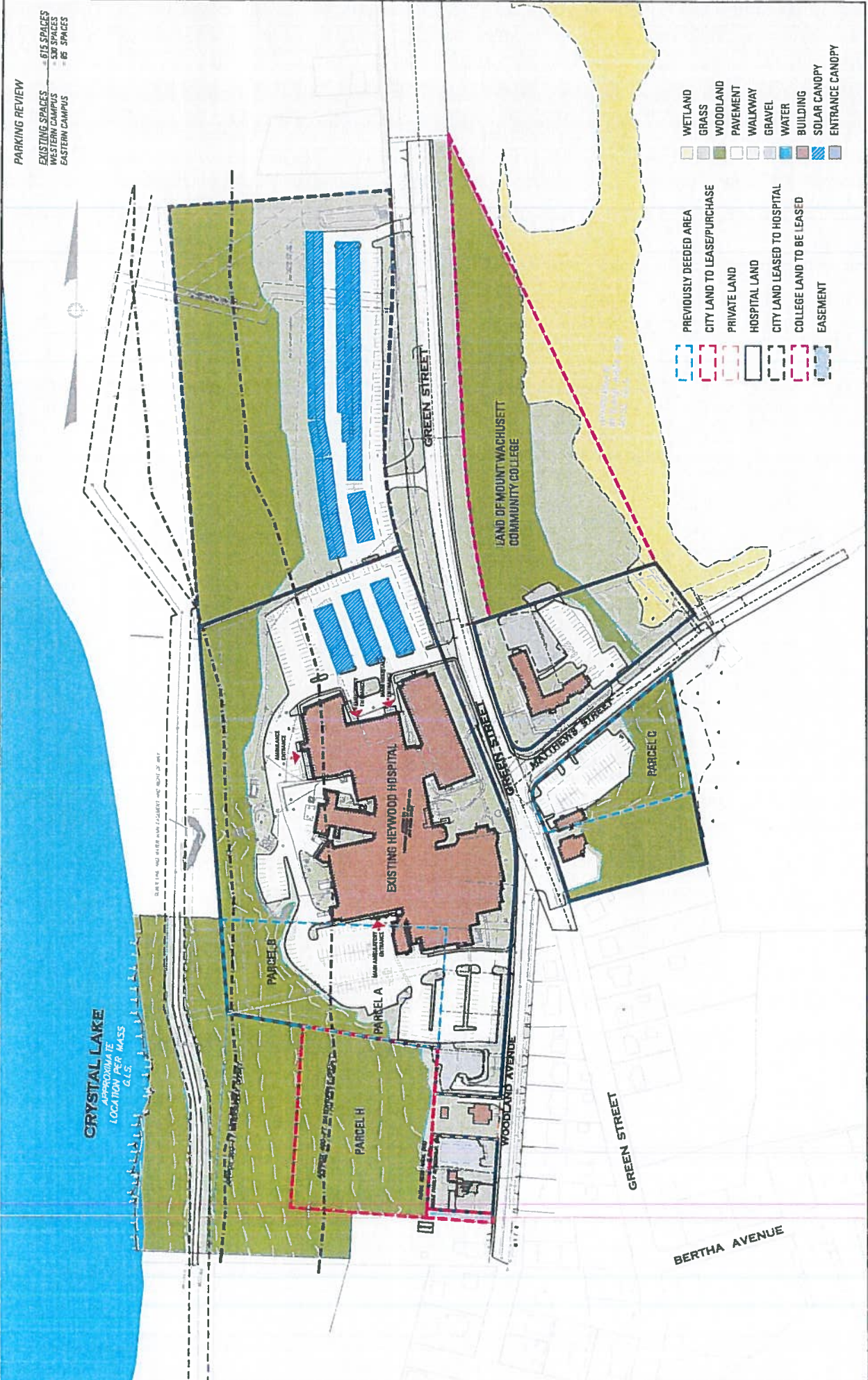
Dear Mayor Nicholson,

Heywood Hospital respectfully requests to enter into a lease agreement for land identified as Parcel H, a certain parcel of land situated west of Woodland Avenue, in Gardner Worcester County Massachusetts, and shown on the attached Exhibit Plan.

See attachment – Exhibit Plan.

Respectfully Submitted,

Win Brown, President and CEO
Heywood Healthcare



HEYWOOD HOSPITAL EXISTING CONDITIONS SITE PLAN