

MINUTES

GRA Regular Meeting – January 11, 2017 at 8:00 a.m.

115 Pleasant Street, Gardner, MA 01440

2ND Floor Annex—Robert L. Hubbard Conference Room

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

Members absent: *Paul Tassone.*

Also present: Scott Graves, and Christine Fucile.

❖ ANNOUNCEMENT - 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

R. Cormier, Chairperson, called the Regular Meeting to order at 8:00 a.m.

1. Approval of Minutes:

Motion to approve the Regular Meeting Minutes of December 22, 2016.

P. Carlberg/T. Horrigan.

Vote-All in favor.

2. Old Business – Updates:

2.1 Urban Renewal Plans:

Mill Street Urban Renewal Plan

(a) S. Bent:

T. Beauregard established that the north side of the S. Bent property has now been transferred to the Gardner Redevelopment Authority.

(b) Garbose:

T. Beauregard explained that the clean-up process has started, and a significant amount of materials have been removed from the site. ***S. Graves*** further explained that 420 tons have been removed off-site, and another 120 tons have been stockpiled which needs to be leached on site before it can be removed in the spring, and also added that all work has ceased until spring.

Downtown Urban Renewal Plan

(a) Rear Main Street/Derby Drive:

T. Beauregard updated that he still has not received any word back from the State on the transfer of funds from the Garbose MassWorks to the Rear Main MassWorks.

(b) Movie Theater:

T. Beauregard updated as follows:

- Remediation will start next week, including fencing off the area.

- Demolition should start mid-February, and proposed for completion in March.

(c) Maki Building:

T. Beauregard confirmed the City Council approved funds for the City to purchase this property from the Gardner Redevelopment Authority.

Motion to dispose of the property located at 57-67 Parker Street to the City of Gardner in the amount of \$99,444.13, and allow the Executive Director authority to execute any and all documentation needed for said transaction.

T. Horrigan/P. Carlberg.

Vote - All in favor.

2.2 140 South Main Street Clean Up:

S. Graves commented that there are no updates to report since the GRA meeting held in December, and applications for clean-up have been submitted.

2.3 Industrial Park Study:

T. Beauregard updated that he has not had a response from MassDevelopment, and will contact them again.

R. Cormier commented that he was approached by Walt Dubzinski who owns a substantial amount of land located on Lovewell Street which goes all the way down to Wright's Reservoir. A discussion was held regarding the potential for this land as an industrial park, because a roadway would require a substantial amount of funding to bring infrastructure into this site, including water, and sewer connections. Also, access from Route 2 would be difficult.

T. Beauregard commented that he will speak with Mr. Dubzinski and mention this property to the industrial park study consultant for review.

2.4 Summit Industrial Park:

T. Beauregard explained that the interconnection study is still in process through National Grid, but asked for an extension because they requested additional information. The additional information will be provided to them this month in order to proceed.

3. New Business:

3.1 Financials for Accounts and Investments

a) November/December, 2016:

T. Beauregard clarified the expenses, and disbursements to date.

Motion to accept November/December 2016 financials as presented.

T. Horrigan/N. Janssens.

Vote -All in favor.

b) Grow Gardner Fund

Nothing new to report at this time.

3.2 216 Mill Street:

T. Beauregard commented that this property is now owned by the GRA, will need to be demolished, and hoping to get funding through block grant monies.

4. Other:

4.1 Events, Meetings, Articles, Announcements:

- ✓ **News Articles:** Gardner News & WB Journal articles were provided.
- ✓ **Next Meeting:** Scheduled for Wednesday, February 15, 2017 at 8:00 a.m.
- ✓ **Chamber:** Upcoming Program events provided.
- ✓ **2017 Meeting Schedule:** The 2017 meeting scheduled was presented to all GRA members. R. Cormier noted that it can be subject to change.

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/P. Carlberg.

Vote- All in favor.

Roll Call Vote:

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

Count – 4 yes.

The GRA went into Executive Session at 8:56 a.m.

<p>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.</p>
