

REGULAR MEETING MINUTES

GRA Regular Meeting – January 17, 2018

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~*VIA cellphone*, Paul Tassone (*arrived late*), and Trevor Beaugard.

Members absent: *None.*

Also present: 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 8:24 a.m.

Mr. Cormier made note that the meeting had to be moved across the hall to the Executive Director's office to accommodate GRA Member P. Carlberg in order to use connection by electronic means.

1. Minutes:

✓ Vote to Approve Regular Meeting of December 20, 2017.

Motion to approve Regular Meeting Minutes as presented.

T. Horrigan/N. Janssens.

Vote – All in favor.

Roll Call Vote:

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

Count – 4 yes.

2. Old Business – Updates:

2.1 Urban Renewal Plans:

Mill Street Urban Renewal Plan:

a) S. Bent & b) Garbose:

T. Beaugard reported he has engaged a broker to market both sites, and noted the broker has the resources needed in order to market these sites.

c) 216-218 Mill Street:

T. Beaugard informed the demolition will start in a few weeks, and presently has started remediation to the interior of the building.

Downtown Urban Renewal Plan:

a) Derby Drive:

T. Beauregard stated that Derby Drive has now been closed off for the winter. The roadway has the binder course, excavation was started for the multi-use path in the spring, and the wall is up at the base of Sullivan stairs. Scheduled to be completed in the spring, are the multi-use trail, the curbing, the final course of pavement, and plantings. The contractor placed jersey barriers so there will be no entry during the winter months.

b) Maki Block:

T. Beauregard indicated the contracts are in place, and should be ready to start the beginning phase for demolition this month. Also noted that remediation has to be accomplished inside of the building first which is somewhere between two to four weeks.

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

T. Beauregard mentioned the RFP's (*Requests for Proposals*) are still on-going, with a few interested parties.

2.2 140 South Main Street:

T. Beauregard commented that there is nothing new to report.

2.3 Industrial Park Study:

T. Beauregard commented that there is nothing new to report, but did mention he applied for some Site Readiness funding from MassDevelopment for the next phase which will include acquiring property, master planning, and phasing the build out for the park.

2.4 Summit Industrial Park:

T. Beauregard stated there is nothing new to report.

3. New Business:

3.1 Financials for Accounts and Investments

Financials:

Motion to accept November/December 2017 financials as presented.

T. Horrigan/P. Carlberg.

Vote - All in favor.

Roll Call Vote:

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

Count – 4 yes.

3.2 Audit re Venning & Jacques:

Mr. Cormier stated a vote is now needed since the questions were discussed and answered once T. Beauregard spoke with Auditor.

Motion to accept audit report as presented.

T. Horrigan/N. Janssens.

Vote – All in favor.

Roll Call Vote:

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

Count – 4 yes.

3.3 Election of Officers:

■ **Slate of Officers:**

Ronald F. Cormier	Chairman
Paul G. Tassone	Vice Chairman
Neil W. Janssens	Treasurer
M. Paul Carlberg	Assistant Treasurer
Timothy J. Horrigan	Clerk

Motion to elect the Slate of Officers as is currently.

T. Horrigan/N. Janssens.

Vote – All in

favor.

■ **Appoint Executive Director:**

Motion to re-appoint Executive Director as is currently.

P. Tassone/P. Carlberg.

Vote – All in

favor.

Note: P. Tassone arrived at this point.

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

➔ *Next meeting is scheduled for Wednesday, February 21, 2018 at 8 a.m., but was re-scheduled to Wednesday, February 28, 2018 at 8:00 a.m.*

➔ *Gardner News articles provided.*

➔ *Reminder Chamber Raffle on February 7, 2018 at the Gardner Ale House.*

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/P. Tassone.

Vote- All in favor.

Roll Call Vote:

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

Count – 5 yes.

The GRA went into Executive Session at 8:46 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.

