

## MINUTES

**GRA Regular Meeting – February 15, 2017 at 8:40 a.m.**

*115 Pleasant Street, Gardner, MA 01440*

*2<sup>ND</sup> Floor Annex—Robert L. Hubbard Conference Room*

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

**Members absent:** *Paul Tassone.*

**Also present:** Scott Graves, Christine Fucile, and Tracy Pouliot.

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<p>❖ 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 &amp; Planning pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting.</p>
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### **Call to Order**

***R. Cormier, Chairperson, called the Regular Meeting to order at 8:40 a.m.***

### **1. Approval of Minutes:**

***Motion to approve the Regular Meeting Minutes of January 11, 2017.***

***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 updated as follows:***

- ✓ He and S. Graves have been working on developing the RFQ (*Request for Qualifications*) regarding broker services.
- ✓ Pointed out the RFQ will now state the broker can determine the terms of their commission which may acquire a better response.
- ✓ Reminder the north side of the S.Bent property is now in GRA ownership which will be marketed along with the Garbose site.

***T. Beauregard*** commented the southern portion of the S. Bent still needs a clear title. It is currently in land court, with the City going through the process, and not sure where it currently stands.

##### **Downtown Urban Renewal Plan**

***(a) Rear Main Street/Derby Drive:***

***T. Beauregard updated as follows:***

- ✓ Still waiting for MassWorks response to the request for transfer of funds, and was informed contact should have been completed last week.
- ✓ Just learned that it is now on the Secretary's desk for signature.
- ✓ Pointed out that this request was submitted in October of last year.

*(b) Movie Theater:*

***T. Beauregard updated as follows:***

- ✓ The company is inside of the building right now remediating the site.
- ✓ The demolition should start within a few weeks.

***2.2 140 South Main Street Clean Up:***

***S. Graves updated as follows:***

- ✓ Was recently contacted by someone who may be interested in purchasing the property, but has not heard back since initial contact.
- ✓ Regarding the EPA clean-up grant, received two additional emails confirming movement to the next step in the process.

***T. Beauregard asked about the following regarding the clean-up:***

- What the status is with the work being done at the site regarding the close-out through both Weston & Sampson and Tighe & Bond, and their recommendations on moving forward.
- Suggested following up with Mark at Tighe & Bond to see what he recommends next regarding the tests that were done in the past, since the criteria was not met, in order to close the site out due to one well reporting above level concentrations.
- Also suggested doing another round of monitoring to see if there are still reportable levels of that well, and the cost associated for this testing.
- Hopefully should have word if awarded the clean-up grant, and will be able to proceed with doing additional clean-up on the site.
- Would prefer to receive clearance on all three wells first.

***T. Horrigan*** referred to past meetings where it was mentioned to agree not to do anything other than monitor the well over the next couple of years.

***T. Beauregard*** commented this is correct, but still have to engage Tighe & Bond.

***J. Cormier*** updated that he had a conversation with Mark from Tighe & Bond explaining that he was waiting, but was under the impression that the well would not clean itself.

***S. Graves***'s response was that he did not have a current status, but will contact them, and stay on top of this matter.

***2.3 Industrial Park Study:***

***T. Beauregard explained the following:***

- ✓ The contract was given to the Mayor to be signed, and hoping to mail out to MassDevelopment this week.
- ✓ Meeting with MassDevelopment and the consultant this Friday to initiate the project.
- ✓ A \$7,500 match was given from the City.

***2.4 Summit Industrial Park (Wind Turbine):***

**R. Cormier** asked what the status is with the Wind Turbine.

**T. Beauregard** remarked that he still has not received the interconnection study, and waiting for a response from email sent to National Grid regarding timeline for receipt of the study.

**2.5 216-218 Mill Street:**

**T. Beauregard updated as follows:**

- ✓ A locksmith has now secured the property.
- ✓ Will continue to seek funds to demolish the site, possibly Block Grant funds, and/or the Attorney General's demolish program.

**3. New Business:**

**3.1 Financials for Accounts and Investments**

**a) January, 2017**

**T. Beauregard** clarified the expenses, and disbursements to date. Also, noted monies received and expected, and the need to meet with Edward Jones regarding long term investments.

**Motion to accept January, 2017 financials as presented.**

**T. Horrigan/N. Janssens.**

**Vote -All in favor.**

**b) Grow Gardner Fund**

4<sup>th</sup> Quarter report was provided for October/November/December 2016.

**T. Beauregard** stated he is still working on closing this out.

**3.2 Election of Officers:**

**Motion to keep the Slate of Officers as presented.**

**P. Carlberg/T. Horrigan.**

**Vote-All in favor.**

**Motion to Appoint Trevor Beauregard as Executive Director.**

**P. Carlberg/T. Horrigan.**

**Vote-All in favor.**

**4. Other:**

**4.1 Events, Meetings, Articles, Announcements:**

**Announcement:**

**P. Carlberg** spoke via cellphone with regard to proposing purchase of a blue tooth speaker device in order to attend/hear the meetings in a clear manner.

**Motion to purchase a blue tooth speaker device in the amount of \$150.00.**

**P. Carlberg/T. Horrigan.**

**Vote-All in favor.**

**News Articles:**

Gardner News articles presented re Bolster Oil, Mike Richard's Gardner Cinema, and 56 Nichols Street demolition of residential house.

Next Meeting:

Scheduled for Wednesday, March 15, 2017 at 8:00 a.m., but need to be re-scheduled due to scheduling conflicts with some members. It was discussed that possibly Tuesday, March 21<sup>st</sup> at 4 p.m., or on a Thursday.

Event:

Square Two Annual Meeting and Awards Ceremony on March 7, 2017. This event includes spouses, and if planning on attending, please let Chris know.

***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; N. Janssens, yes; T. Horrigan, yes; P. Carlberg, yes.**

**Count – 4 yes.**

***The GRA went into Executive Session at 9:10 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>
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