

GRA REGULAR MEETING MINUTES  
FEBRUARY 24, 2021 VIA ZOOM

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**Members present:** Ronald Cormier-Chairman, Neil Janssens, Timothy Horrigan, M. Paul Carlberg (*joined meeting at 8:40 am*), Paul Tassone, and Trevor Beauregard.

**Members absent:** *None.*

**Also present:** Christine Martines Fucile, and Maribel Cruz.

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**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.

Mr. Cormier noted attendees.

**1. Minutes:**

- Vote to approve meeting of October 30, 2020.

***Motion to approve Regular Meeting Minutes as presented.***

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

***Vote – All in favor.***

**Roll Call Vote:**

*Ron Cormier, yes; T. Horrigan, yes; N. Janssens, yes; P. Tassone, yes.*

**Count – 4 yes.**

- Vote to approve meeting of January 20 2021.

***Motion to approve Regular Meeting minutes as presented.***

**T. Horrigan/P. Tassone.**

***Vote – All in favor.***

**Roll Call Vote:**

*Ron Cormier, yes; T. Horrigan, yes; N. Janssens, yes; P. Tassone, yes.*

**Count – 4 yes.**

**2. Old Business:**

**2.1 Urban Renewal Plans**

**Downtown:**

T. Beauregard updated the Rear Main Street project, and pointed out he is working with the Developer on a residential development, approximately 52 units, for workforce market rate housing. Had a meeting this week with a few department heads, as well as the Developer and their Engineers, to discuss preliminary the sewer, water, and drainage infrastructure at the site so their Engineers could get a little more feedback on where they are, and how they will develop their final conceptual plan prior to submitting for permitting at the local level. In addition, had a meeting

with himself along with the Developers, and their Consultant they are hiring, who will actually complete the Mass Works grant that goes along with this project for submittal this summer. If the grant is awarded, it will help fund the water, sewer, and drainage infrastructure for the site, as well as Phase 2 of the Rear Main Street revitalization project which is north of the housing site. This kick off meeting provided the Consultants with a better understanding of what they will be dealing with, as well as the contacts for the City. The Developers also submitted their application to DHCD (*Department of Housing and Community Development*) for the workforce housing program grant. If not received with this funding round, there is another round available later this year. In addition, the Developers held a meeting on site with DHCD, the State's architects. The meeting went very well, therefore, feels very confident on the project proceeding forward.

T. Beauregard stated he will start concentrating more on the Parker Street properties. There is a new grant program that came out under MassDevelopment for this project, and will determine if this grant should be pursued.

#### **Mill Street Corridor:**

T. Beauregard noted he is waiting on an Amendment to the Lease to Purchase Agreement with Tetramed to include what was agreed to as a reduced lease rate over the next twelve (12) months, with a bulk payout at the end of the 12 month period.

#### **2.2 140 South Main Street**

T. Beauregard believes clean-up should start first week in March, and asked M. Cruz to confirm. M. Cruz confirmed the clean-up should start the beginning of next week, and should be a fairly quick clean up, about a three to four week process. They have to excavate and remove the soil, however, this is not the final process. The site will need to be monitored for a certain amount of time.

#### **On another matter:**

T. Horrigan wondered what is happening with the Wheelen Supply store, and if this property is something the GRA would be interested in. T. Beauregard replied it was never identified in the Urban Renewal Plan, therefore, if the GRA would want to acquire the site, would have to move forward with an amendment to the Urban Renewal Plan. P. Carlberg noted the contents of the building are being removed, and believes the building will be sold.

T. Beauregard stated the building is not of any use to the GRA, but perhaps torn down, the land could be of use, even though a small lot. Could possibly add some land to the residential development, and will mention this.

### **3. New Business:**

#### **3.1 Financials for Accounts and Investments:**

T. Beauregard said there is nothing new to report, other than the statements now reflect the changes the Edward Jones Consultant, Ryan Laliberte spoke of at the last meeting with regard to the money market, stocks and mutual funds.

***Motion to accept financials as presented.***

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

**Vote – All in favor.**

Roll Call Vote:

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

Count – 5 yes.

**3.2 Any new business to come before the Board:**

**4. Announcements / Notices / Articles / Special Events:**

*Next meeting scheduled for March, 17, 2021 at 8:30 a.m.*

T. Beauregard announced this will be the last meeting for M. Cruz as she has accepted a position with North Central Mass Chamber of Commerce.

T. Beauregard gave his congratulations, as well as the Board Members.

M. Cruz thanked the Board Members, and said it has been a pleasure working with everyone.

**Executive Session (if required)**

**Adjournment**

*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.*

**N. Janssens/P. Carlberg.**

**Vote – All in favor.**

Roll Call Vote:

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

Count – 5 yes.

*M. Cruz signed off and did not enter into Executive Session.*

***The GRA went into Executive Session at 8:52 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.*