

REGULAR MEETING MINUTES
GRA Regular Meeting – February 28, 2018
115 Pleasant Street, Gardner, MA 01440
2ND Floor Annex—Robert L. Hubbard Conference Room

Members present: Neil Janssens, Timothy Horrigan, M. Paul Carlberg~*VIA cellphone*, Paul Tassone (*arrived late*), and Trevor Beauregard.

Members absent: Ronald Cormier-*Chairman*.

Also present: Maribel Cruz, and Christine Fucile.

<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 & Planning pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting.</p>

Call to Order

P. Tassone, Vice-Chairman, called the Regular Meeting to order at 8:20 a.m.

... *Mr. Tassone noted 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 January 17, 2018.

Motion to approve Regular Meeting Minutes as presented.

T. Horrigan/P. Carlberg.

Vote – All in favor.

Roll Call Vote:

P. Tassone, 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. Beauregard stated there is nothing new to report at this time, however continue to market the properties with Keller & Williams.

c) 216-218 Mill Street:

T. Beauregard confirmed the building is now demolished, and will begin to loam and seed in the next few months.

Downtown Urban Renewal Plan:

a) Derby Drive:

T. Beauregard specified he requested a schedule from PJ Keating this week as to when they will return to complete the work this spring.

T. Beauregard also noted that the grant funds come to an end in June, so the work needs to be completed by the end of May.

b) Maki Block:

T. Beauregard indicated the work for demolition should start in a few weeks. There was a slight hold up since the hazardous material clean-up cannot be done separately from the demolition as the Building Commissioner stated he will not allow anyone else in the building. The Building Commissioner was in the building a few weeks ago and observed the walls are buckling in, and could turn into a liability issue.

T. Beauregard further indicated that everything being removed from the site as hazardous material will be co-mingled. The contractor submitted a demo plan to DEP, and their plan is to take all the exterior brick off the building and recycle it, and all else will go into a pile which will hopefully reduce the cost of removal as co-mingled. If the DEP does not approve this, there may be an issue as to what can be done.

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

T. Beauregard confirmed he had no responses with Requests for Proposals, however received a packet from a Developer an hour after the deadline which could not be accepted.

2.2 140 South Main Street:

T. Beauregard reiterated the assessment work continues, using the \$40,000 in funds from MRPC for the drilling and monitoring of the wells.

2.3 Industrial Park Study:

T. Beauregard confirmed the City of Gardner received a Site Readiness Grant in the amount of \$350,000 to support the Gardner Industrial Park project.

T. Beauregard commented he went to an awards ceremony last week, and the Baker-Polito Administration awarded \$2.5 million in grants with the City of Gardner receiving the second highest in grant funds.

T. Beauregard stated he wrote the grant as a three way partnership between the State, the Gardner Redevelopment Authority, and the City. The City would have to appropriate their portion of funds. Furthermore, there is an additional \$15,000 to \$20,000 in the grant to do appraisals for the two parcels being considered, and a portion of the funds to be used for acquisition. There is also funding to do the master planning.

2.4 Summit Industrial Park:

T. Beauregard explained it is his understanding that Biomedical/Lot 6 has cleared the site to develop layouts of where the building and parking will go, but believes the construction work will not begin until next year.

3. New Business:

3.1 Financials for Accounts and Investments

→ Financials:

Motion to accept January, 2018 financials as presented.

T. Horrigan/N. Janssens.

Vote - All in favor.

Roll Call Vote:

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

Count – 4 yes.

→ Grow Gardner Fund:

✓ 4th Quarter Report was provided.

3.2 South Main Street:

T. Beauregard informed the City will be closing the South Main Street Bridge over the Travers Pond Inlet, and currently there is no timeline as to when it will be re-opened.

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

→ *Next meeting is scheduled for Wednesday, March 21, 2018 at 8:00 a.m.*

→ *Chamber Events provided.*

→ *Gardner News article provided.*

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.

N. Janssens/T. Horrigan.

Vote- All in favor.

Roll Call Vote:

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

Count – 4 yes.

The GRA went into Executive Session at 8:40 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.