

REGULAR MEETING MINUTES

GRA Regular Meeting – March 21, 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, and Trevor Beaugard.

Members absent: *None.*

Also present: Maribel Cruz, 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:

Mr. Cormier, Chairman, called the Regular Meeting to order at 8:00 a.m.

... Mr. Cormier noted 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 mean

1. Minutes:

✓ Vote to Approve Regular Meeting of February 28, 2018.

Motion to approve Regular Meeting Minutes as presented.

N. Janssens/T. Horrigan.

Vote – All in favor.

Roll Call Vote:

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

Count – 5 yes.

2. Old Business – Updates:

2.1 Urban Renewal Plans:

Mill Street Urban Renewal Plan:

S. Bent and Garbose:

T. Beaugard stated there is nothing new to report at this time.

216-218 Mill Street:

T. Beaugard stated there is nothing new to report at this time.

Downtown Urban Renewal Plan:

Derby Drive:

T. Beauregard stated there is nothing new to report at this time.

Maki Block:

T. Beauregard confirmed the demolition has been completed, but there is still a lot of debris on the site.

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

T. Beauregard said he is continuing to talk with a potential developer.

T. Beauregard further said he recently attended a Massachusetts Economic Development Council conference regarding the new tax code and how it will impact the state tax credit programs utilized for development. Also, discovered through MHIC (*Mass Housing Investment Corporation*), there is a new market tax program for projects that are budgeted at \$2 million or less, in addition, will provide this information to the potential developer.

2.2 140 South Main Street:

T. Beauregard stated there is nothing new to report.

2.3 Industrial Park Study:

T. Beauregard stated there is nothing new to report.

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 February, 2018 financials as presented.

T. Horrigan/P. Tassone.

Vote - All in favor.

Roll Call Vote:

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

Count – 5 yes.

3.2 New State Program:

T. Beauregard explained that the State is coming out with a new program called “Opportunity Zone Program” which identifies low-moderate census tracts within a community.

Maribel is working on the application which needs to be submitted Friday, March 23rd by 5 p.m.

Maribel explained that within a designated opportunity zone, an investor will be able to take advantage of tax benefits.

T. Beauregard further explained that the State (*Federal government/IRS*) can designate a certain percentage of low-moderate income census track statewide as part of this program.

In designated Zones a group of investors can create an opportunity zone fund, and invest those funds into projects, with tax and capital gains savings.

The two census tracks the City is proposing for this Program take up the majority of the downtown urban renewal area, and there is a lot more potential for projects, for example, Parker Street properties, Rear Main Street and the Maki building site.

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

→ *Next meeting is scheduled for Wednesday, April 18, 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.

P. Tassone/T. Horrigan.

Vote- All in favor.

Roll Call Vote:

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

Count – 5 yes.

The GRA went into Executive Session at 8:10 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.