

**REGULAR MEETING MINUTES**

**GRA Regular Meeting – June 20, 2018**

*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 Beaugard.

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

**Also present:** Maribel Cruz, Christine Fucile, Peter Flynn, and Marc Surette.

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❖ 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 May 16, 2018.

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

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

***Vote – All in***

**Roll Call Vote:**

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

**Count – 4 yes.**

**2. Old Business:**

**2.1 Downtown Urban Renewal Plans:**

**Derby Drive:**

T. Beaugard noted the project is approaching completion, with the final surface on the roadway, as well as finishing up the final surface on the ten-foot wide multi-use path on both sides.

T. Horrigan asked when the official open date may be. T. Beaugard said the project has to be completed by the end of the month due to grant funds closing on June 30, 2018. The

landscaping, a rail at the bottom of Sullivan stairs, and a guard rail along the fence line at the impound lot at the Police Station are the remaining tasks.

T. Beauregard indicated a ribbon cutting, including State officials should take place early to mid-July.

#### Rear Main ~ Phase II:

T. Beauregard stated Phase II is in progress and will apply for funding through MassWorks since the grant applications are due by August 11, 2018.

T. Beauregard further stated the design plans are currently being finalized, furthermore, will have a fairly good estimate going into the grant funding. In addition, construction should start early next year.

#### Maki Block:

T. Beauregard noted the fence has been removed, but still having issues with the grass growing.

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

T. Beauregard commented there is nothing new to update at this time.

### 2.2 140 South Main Street:

M. Cruz explained that funding was provided by MRPC (*Montachusett Regional Planning Commission*) to do some additional testing which was performed last week, and a report should be issued in 30 days.

### 2.3 Industrial Park Study:

T. Beauregard commented there is nothing new to report, but did say Claire at Mass Development is acquiring the final contract with Fuss & O'Neill to proceed with the next phase in order to utilize the Site Readiness grant funds received from Mass Development.

T. Beauregard further commented work has not started yet, however is finalizing the scope of services.

T. Beauregard explained that Mass Development hires the consultant directly and also disburses the payments of invoices.

### 2.4 Summit Industrial Park:

T. Beauregard reported the solar project received approval for the Definitive Site Plan from the Planning Board at their last meeting, and believes other than the Conservation Commission, will only need local permitting.

T. Beauregard further reported that one of the conditions that has to be agreed upon is the decommissioning fee/cash surety which is part of the zoning code, and anticipates the project will start sometime this year.

## 3. New Business:

### 3.1 Financials for Accounts and Investments

**→ Financials:**

*Motion to accept May, 2018 financials as presented.*

P. Carlberg/T. Horrigan.

Vote - All in favor.

**Roll Call Vote:**

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

**Count – 4 yes.**

**3.2 GRA/City Grant Agreement:**

T. Beauregard explained that the GRA/City Grant Agreement has been active for the past 23 years, and contained in the initial agreement, it is extended every two years, as well as noting positions and titles which have changed. T. Beauregard also explained the time period was September 4 to September 3, and will now change to July 1 to June 30 to be consistent with the City's fiscal period.

*Motion to accept the GRA/City Grant Agreement with the necessary modifications.*

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 Opportunity Zone:**

T. Beauregard noted the areas the City was designated as an Opportunity Zone is two census tracts which make up the majority of the City's Downtown Urban Renewal Area.

T. Beauregard pointed out the program itself is new, and is a Federal program funneled down through the states. Massachusetts recently started to utilize the program which allows investors to reinvest capital gains, as well as tax funds into opportunity zones for economic development purposes / projects. Instead of being taxed on capital gains, the money will be placed into opportunity funds to invest in real estate possibilities within opportunity zones.

**3.4 PACE:**

M. Cruz explained that PACE stands for Property Assessment Clean Energy, and is a mechanism to finance energy improvements, energy efficiency projects, and renewable gas line extensions for commercial and industrial properties in Massachusetts.

M. Cruz further explained PACE is available to business owners to improve their energy costs, and can be expanded over a twenty (20) year period, however, will include a Betterment Fee. The Betterment Fee will be placed by the City's Treasurer's office.

T. Beauregard added that New England Wooden Ware has expressed interest in utilizing the program.

T. Beauregard said Mass Development administers the program and the City partners with Mass Development. The City will place the Betterment Fee on the property, collect the payments, and then disburse to Mass Development to pay back the original loan.

T. Beauregard noted the Mayor is agreeable to this program, and has sent to the City Council. Once approved, the program will need to be set up internally.

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

→ Next meeting is scheduled for Wednesday, July 18, 2018 at 8:00 a.m.

*R. Cormier noted he is not available for this date, and said the July meeting will have to be determined.*

→ Events / News:

*T. Beauregard noted the thank you received from the ALS foundation for the recent donation in honor of Jim Bellina's son.*

→ Norm Wironen ~ Edward Jones:

*Norm is retiring within the next few years and has started training Ryan Laliberte to take his place.*

**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:**

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

**Count – 4 yes.**

*The GRA went into Executive Session at 8:28 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.