

**REGULAR MEETING MINUTES**  
**GRA Regular Meeting – August 15, 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, and Christine Fucile.

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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 9:00 a.m.***

*... M. Cormier noted M. Paul Carlberg is present via electronic means.*

**1. Minutes:**

✓ Vote to Approve Regular Meeting of June 20, 2018.

*(Note: No meeting was held in July)*

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

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

***Vote – All in***

***favor.***

**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 spoke about the ribbon cutting held on Monday, and noted the article in the Gardner News.

T. Beaugard said Phase I is now completed, however, waiting for the handrail to be installed for the walkway at the bottom of Sullivan stairs, and also some work on the retaining wall.

R. Cormier commented the Assistant Librarian stated it is nice to see police presence in the area since they are now able to drive through the roadway, as well as the patrons using the roadway.

→ Rear Main ~ Phase II:

T. Beaugregard confirmed he submitted the grant application yesterday in the amount close to \$3.5 million for acquisition, construction, and minor demolition. Preliminary comments from the State noted are to try and acquire some private investors to back up the grant funding.

T. Beaugregard said he will meet with a few developers regarding multi story housing, and possibly some businesses.

General discussion was, the project can be done in phases if need be, and continue to move along as best possible.

→ Maki Block:

T. Beaugregard noted the Mayor presented this property to the City Council to declare as surplus.

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

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

**2.2** 140 South Main Street:

T. Beaugregard said the phase three assessment is now completed with funds received from the MRPC (*Montachusett Regional Planning Commission*). TRC Environmental reported there is additional clean up needed at the site, however, he has not been able to review the full report.

**2.3** Industrial Park Study:

T. Beaugregard noted a Draft MOA has been completed for the City and MassDevelopment regarding the funding. Also, a Resolution will be sent to the City Council. As part of the MOA it is agreed to repay 15% of any economic benefit received from the sale, or from any operations at the location, and any increased taxes based on increased value.

M. Cruz noted she sent the Resolution to Alan Agnelli, City Clerk yesterday and suggested legal counsel should review the Resolution prior to City Council consideration.

**2.4** Summit Industrial Park:

T. Beaugregard reported the solar project is moving forward, but no additional updates at this time.

**3.** New Business:

**3.1** Financials for Accounts and Investments:

T. Beaugregard noted the Money Market account increase due to the need to divest stocks for the proposed acquisitions.

→ **Financials:**

*Motion to accept June and July, 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 Grow Gardner Report:**

T. Beauregard explained some progress has been made, however, they are claiming the GRA is responsible for 50% of what is in the account which amounts to \$53,000 per the terms of agreement, and therefore our Attorney will have to look over this agreement since there are various options of payout.

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

➔ Next meeting is scheduled for Wednesday, September 19, 2018 at 8:00 a.m.

**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 9:23 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.