

GRA REGULAR MEETING MINUTES

SEPTEMBER 18, 2019 at 8:00 a.m.

115 Pleasant Street, Hubbard Conference Room 203, Gardner, MA 01440

Members present: Ronald Cormier-*Chairman*, Timothy Horrigan, M. Paul Carlberg, Paul Tassone, and Trevor Beauregard.

Members absent: *Neil Janssens.*

Also present: Christine Fucile, and Maribel Cruz.

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

1. Minutes:

✓ Vote to Approve Regular Meeting Minutes of August 21, 2019, and “Amended” Minutes of January 16, 2019 and February 20, 2019.

Motion to approve Regular Meeting Minutes and Amended Minutes as presented.

T. Horrigan/P. Tassone.

Vote – All in favor.

2. Old Business :

2.1 Urban Renewal Plans

Downtown Urban Renewal Plan

Derby Drive: T. Beauregard said he is waiting for the last invoice to close out the project.

Rear Main ~ Phase II: T. Beauregard had nothing new to report.

Maki Block: T. Beauregard had nothing new to report.

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

T. Beauregard explained he will be meeting with the Developer tomorrow to discuss the most recent financing packages the Developer received from Mass Housing.

T. Beauregard further explained he will go over the figures with the Developer to see what he will need to make the project happen. In addition, T. Beauregard will meet with the Mayor with regard to contacting the state for other available resources to make the project work.

Mill Street Corridor Urban Renewal Plan

S. Bent: T. Beaugard commented the applicant requested another extension for a period of six months.

Garbose: T. Beaugard acknowledged the Phase 4 clean up report was submitted to the DEP (*Department of Environmental Protection*). This report is part of the “closing out” for clean-up.

2.2 140 South Main Street

T. Beaugard stated Tighe & Bond has started the clean-up planning process using Mass Development funds.

2.3 Industrial Park Study

M. Cruz said she received a MOU (*Memorandum of Understanding*) from Claire of MassDevelopment to perform additional studies at another site off Matthews Street [southern portion of route 140].

T. Beaugard explained the agreement will be amended with Mass Development to reduce the funding since the funds are not ready to be used currently.

2.4 Summit Industrial Park

T. Beaugard reported he received an extension for Lot 6 (Best Properties).

T. Beaugard noted the option agreement for Lot 5 (Jordan Energy) expires this month. In addition, Jordan Energy has another 24 months to finalize their due diligence. T. Beaugard said he will contact them to formalize the P&S, and to get an understanding of where they are with regard to interconnection with National Grid.

3. New Business

3.1 Financials for Accounts and Investments:

A copy of all financials were provided.

Motion to accept financials as presented.

P. Tassone/P. Carlberg.

Vote - All in favor.

A copy of the financial statement for the years ended June 30, 2019 and 2018 was provided.

It was agreed the members would like to have time to review the financial statement, and if any questions arise, would inquire at the next meeting. Mr. Cormier requested this be put on the Agenda for next month’s meeting.

3.2 Real Estate Update:

P. Carlberg inquired if there has been activity. T. Beaugard responded there was some interest in residential development on Garbose, but would have to invest some money into cleaning it up further for this use.

122 Main Street:

T. Beauregard updated the members regarding the one tenant at this property. The tenant owes over one year of rent. The eviction process was started including obtaining a moving company. Two days before the planned eviction, the tenant went to the court and asked for a “stay of execution”. The judge allowed the “stay of execution”, but required the tenant pay \$100 on that day, and \$675 the following Wednesday to allow the tenant to stay through the end of September, 2019.

If the tenant does not move by September 30, 2019, the Sheriff’s Department will need serve the tenant again, and the moving company will need to be retained again for a later date.

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

Next meeting scheduled for October 16, 2019 at 8 a.m.

Mr. Cormier mentioned the Boys & Girls Club event of last year, and thought this was a very nice event with a good cause. Mr. Cormier believes the event is in October, and suggested thinking about attending again this year.

Motion to include members, members’ spouses, and staff for the 2019 Boys & Girls Club event.

T. Horrigan/P. Carlberg.

Vote – All in favor.

Adjournment

Motion to adjourn.

T. Horrigan/P. Carlberg.

Vote – All in favor.

The meeting adjourned at 9:02 a.m.

Executive Session (if required)

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.