

REGULAR MEETING MINUTES
GRA Regular Meeting – September 19, 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, *and* Trevor Beauregard.

Members absent: *Paul Tassone.*

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 9:00 a.m.

1. Minutes:

✓ Vote to Approve Regular Meeting of August 15, 2018.

Motion to approve Regular Meeting Minutes as presented.

P. Carlberg/ T. Horrigan
favor.

Vote – All in

2. Old Business:

2.1 Downtown Urban Renewal Plans:

Derby Drive:

T. Beauregard explained he is still waiting for the custom made railing for the bottom of the staircase and installation of the bollards. He will talk with PJ Keating today about this.

Rear Main ~ Phase II:

T. Beauregard submitted a MassWorks Grant to the State for about \$3.4-\$3.5 million, and said he will see what happens since the State would prefer some private investment interest for development.

Maki Block:

T. Beauregard said it was declared surplus, but not sure what the Mayor's plans are at this time.

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

▶ **42-50 and 52 Parker Street:**

T. Beauregard explained he is still communicating with the Developer, but has not formalized anything yet. In the meantime, the Developer is taking steps for financing. Currently, the Developer is working on cleaning out the buildings in order to get an accurate floor plan.

Motion to grant a sum of up to \$8,000.00 for dumpsters.

P. Carlberg/T. Horrigan.

Vote – All in favor

▶ **32 Parker Street:**

T. Beauregard confirmed the land court is now settled, in addition, will be able to move forward to sub-divide the property. The parking lot portion will be disposed of to the City for \$1.00, and a portion will be set aside for private development.

2.2 140 South Main Street:

T. Beauregard said he received the latest TRC environmental report and passed it on to Tighe & Bond for their feedback. TRC is recommending additional testing along the river bank.

T. Beauregard also said there has been some interest in the property.

2.3 Industrial Park Study:

The City Council approved the resolution for the MOU (*Memorandum of Understanding*), therefore, can initiate the contract to start work. Maribel has been in contact with the two property owners.

2.4 Summit Industrial Park:

T. Beauregard stated all three of the remaining properties are under agreement.

3. New Business:

3.1 Financials for Accounts and Investments:

Motion to accept August 2018 financials as presented.

N. Janssens/ T. Horrigan.

Vote - All in favor.

T. Beauregard noted the Tier 2 DEP penalty due for Garbose in the amount of \$2,455 was paid out of GRA account, and will be reimbursed through EPA Grant funds.

3.2 Grow Gardner Report:

The Grant funds has been successfully dissolved and the funds have been reimbursed in full and deposited into the Edward Jones money market account.

3.3 Timpany Crossroads Update:

T. Beauregard informed the Planning Board approved the site plan with conditions, and this project is moving forward.

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

Next meeting is scheduled for Wednesday, October 17, 2018 at 8:00 a.m., but subject to change due to scheduling conflicts.

→ **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.

T. Horrigan/P. Carlberg.

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 9:00 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.
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