

GRA REGULAR MEETING MINUTES
OCTOBER 21, 2020 VIA ZOOM

Members present: Ronald Cormier-Chairman, Paul Tassone, Timothy Horrigan, M. Paul Carlberg, and Trevor Beauregard.
Members absent: *Neil Janssens.*
Also present: Christine Martines 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 called the Regular Meeting to order at 8:30 a.m.

1. Minutes:

Vote to approve meeting of September 16, 2020.

Motion to approve Regular Meeting Minutes as presented.

P. Carlberg/P. Tassone
favor.

Vote – All in

Roll Call Vote:

Ron Cormier, yes; T. Horrigan, yes; P. Tassone, yes; P. Carlberg, yes.

Count – 4 yes.

2. Old Business :

2.1 Urban Renewal Plans:

Downtown

T. Beauregard commented there has been some recent interest in the Rear Main Street area for a housing development. This potential development would mean acquiring some land owned by Cumberland Farms, as well as City owned land west of Derby Drive. Since GRA already owns the land around these areas, it would make sense to own all the land in order to negotiate directly with the Developer. T. Beauregard spoke to the Mayor about the land west of Derby Drive, therefore, the City Council will need to declare the land surplus in order to transfer ownership. In addition, a survey will need to be completed, T. Beauregard asked if the Board would be willing to vote up to \$5,000 for survey work at the Rear Main Street corridor to produce an ANR plan in order to move forward.

P. Carlberg asked about possibly retail going there. T. Beauregard responded he spoke to numerous retail developers there, the issue is no visibility. P. Carlberg asked how big the housing unit is. T. Beauregard said he did not know, but mentioned he had previously prepared a

conceptual plan for Phase 2 Rear Main Street project, and the illustration displayed a three-story building with about 50 units.

T. Horrigan asked if there are any environmental issues in the ground. T. Beauregard answered he does not believe so. T. Horrigan asked if the units will be market rate. T. Beauregard said the units will be a mix of market rate and “work force” housing. The work force housing units are restricted to residents up to 120% median family income.

Motion to allow Executive Director to use up to \$5,000 for survey work, as well as to develop a new ANR plan for Rear Main Street area.

P. Carlberg/T. Horrigan.
favor.

Vote – All in

Roll Call Vote:

Ron Cormier, yes; T. Horrigan, yes; P. Tassone, yes; P. Carlberg, yes.

Count – 4 yes.

T. Beauregard asked if the Board would like to vote at this time to acquire the properties, or wait until the ANR is completed. Mr. Cormier thought it might be better until there is a definitive plan. It was agreed to wait and vote on this at the November meeting.

Mill Street Corridor

T. Beauregard informed S. Bent payments are up to date. However, have not received anything from the permitting standpoint, but expect them to start in the near future.

155 Mill Street (Garbose property)

T. Beauregard explained he received word yesterday the lead tenant for the Buyer has dropped out and did not give a reason why, therefore, the Buyer may have difficulty obtaining financing since the bank is reluctant to move ahead without the lead tenant.

2.2 140 South Main Street

T. Beauregard noted he received the “plans and specs” for Phase 2 clean up.

M. Cruz added the pre-bid meeting will be held on the site, Tuesday, October 27, 2020.

The bid openings will be on November 4, 2020.

3. New Business:

3.1 Financials for Accounts and Investments ~ All Statements received

T. Beauregard commented monies had to be transferred from the money market account for operating expenses. Also, expecting a big payment for the solar lease in November which will be deposited back into the money market account.

Motion to accept financials as presented.

T. Horrigan/P. Tassone.
favor.

Vote – All in

Roll Call Vote:

Ron Cormier, yes; T. Horrigan, yes; P. Tassone, yes; P. Carlberg, yes.

Count – 4 yes.

3.2 Financial Statements received from Accountant ~ Years ended June 30, 2020 and 2019

T. Beauregard he does not believe page 2 of the “statements of financial position” are accurate, and will check into this.

It was agreed to keep this on the Agenda for the next meeting, and in the meantime, if the Board has any questions or concerns to please contact him.

3.3 Any new business to come before the Board

Nothing new to report at this time.

4. Announcements / Notices / Articles / Special Events:

Next meeting scheduled for November 18, 2020 at 8:30 a.m.

a) 2021 Meeting Schedule included

b) Chamber Promotional Calendar – GRA has half-page Ad

c) Letter received from Chamber – Thank you for support

d) Articles: Shared Streets and Open Spaces Grant / Outdoor Dining

T. Beauregard said the city received a grant in the amount of \$47,999 to purchase tables, chairs, a tent, and safety barriers for three (3) locations downtown. The most significant location is George Sweeney Park where the tent will be placed, as well as tables with chairs attached and fixed to the ground. The other locations are in front of the Bullnose building, and the other at the corner of West Lynde and Lake Street where the other barber shop is located. T. Beauregard noted the barber shops are having to send people away because only two to three people can sit in the waiting area with proper distancing. Also some of the tables will include solar canopies with charging stations. The order was placed this week and will not receive for another 60-70 days, so unfortunately, this will start up in the spring, and into the fall months next year. T. Horrigan asked how big the tent is. T. Beauregard replied it is 30 x 45.

T. Beauregard mentioned the Chamber Holiday event which will be options of three (3) separate events at three (3) different locations. If anyone would like to attend, let Chris know.

Mr. Cormier pointed out the GRA December luncheon meeting. The date will be Wednesday, December 16, 2020 at noon. The attendees were also discussed.

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:

Ron Cormier, *yes*; T. Horrigan, *yes*; P. Tassone, *yes*; P. Carlberg, *yes*.

Count – 4 *yes*.

The GRA went into Executive Session at 9:12 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.