

GRA REGULAR MEETING MINUTES

JANUARY 11, 2023

115 Pleasant Street, Gardner, MA 01440

Hubbard Conference Room 203

Members Present: Ronald Cormier-Chairman, Neil Janssens, Timothy Horrigan, Paul Tassone, Magnus P. Carlberg- Members, and Trevor Beauregard-Exec. Director.

Members absent: None.

Also Present: Christine M. Fucile-Adm. Assistant.

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.

Mr. Cormier called the meeting to order at 8:35 am.

1. Approve Minutes

✓ December 21, 2021

P. Tassone/M.P. Carlberg.

Vote – All in

Favor

2. Old Business

2.1 Urban Renewal Plans > Downtown and Mill Street Corridor

Downtown

Parker Street Properties: T. Beauregard said this project is moving along nicely.

Visitor Center: T. Beauregard updated the City is still trying to get the land swap completed with the State to retain ownership of the visitor center and in return give the State stump pond. T. Beauregard noted this is a long process, and added legislation approved this a couple years ago for this to happen, however, need to modify that legislation because it does not allow the City to sell to a private entity once retaining ownership. State Representative Jon Zlotnik is helping with this process and will re-submit.

Rear Main Street

Plan to hold a Development Review meeting in the next two weeks which will start the Site Plan Approval. This project requires Planning Board Site Plan Approval since the project creates more than 15 parking spaces.

M.P. Carlberg mentioned the Rome building and inquired when this will be torn down. T. Beauregard replied Block Grant funds will be submitted in March and should be approved in June/July, and once the contracts are received back, will probably be some time over the winter or the next year.

Mill Street

A letter was mailed out informing the dissolving of the lease purchase agreement. Have not heard back from them. Further, the parcel has been put back on the market.

T. Beauregard there have been a couple inquiries for the Garbose site, but no offers.

2.2 140 S. Main Street

T. Beauregard stated there are no updates but did note one well is still reporting levels that our LSP is not comfortable with.

3. New Business

3.1 Election of Officers

Nominate New Slate of Officers – Vote

Motion to accept Slate of Officers as presented.

M.P Carlberg/T. Horrigan.
favor.

Vote – All in

Appoint Executive Director – Vote

Motion to appoint Trevor Beauregard as Executive Director.

M.P. Carlberg/T. Horrigan.
favor.

Vote – All in

3.2 Financials for Accounts and Investments > All Statements received

The Certificates of Deposit were reviewed and discussed.

Motion to accept financial reports as presented.

T. Horrigan/P. Tassone.
favor.

Vote – All in

3.3 Summit Industrial Park

Lot 3A: T. Beauregard noted Releaf is wiring the funds for their most recent payment of \$32,000 that was due in November. When they submitted the payment back in December, for some reason, Edward Jones rejected it. This issue has happened before with Edward Jones. Releaf asked for forgiveness with regard to the late fee.

Motion to waive late fee for this one time.

M.P. Carlberg/N. Janssens.

Vote – All in Favor.

3.4 Any new business to come before the Board

None at this time.

4. Announcements / Notices / Articles / Special Events

✓ *Boys & Girls Club – Donation*

Motion to donate \$300 that will support tuition for a member for one year.

P. Tassone/T. Horrigan.

Vote – All in favor.

✓ *Next meeting scheduled for Wednesday, February 15, 2023 at 8:30 a.m. It was discussed there are two members who are unable attend, therefore the meeting was changed to Wednesday, February 22, 2023, at 8:30 a.m.*

Adjournment

Meeting ended at 9:08 a.m.

Motion to exit.

T. Horrigan/P. Tassone.

Vote – All in favor.

Roll Call Vote:

Ron Cormier, yes; T. Horrigan, yes; N. Janssens, yes; M.P. Carlberg, yes; P. Tassone, yes.

Count: 5 yes.

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/N. Janssens.

Vote – All in favor.

Roll Call Vote:

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

Count: 5 yes.

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.