

GRA REGULAR MEETING MINUTES

FEBRUARY 22, 2023

115 Pleasant Street, Gardner, MA 01440

Hubbard Conference Room 203

Members Present: Ronald Cormier-Chairman, Neil Janssens, Timothy Horrigan, and Paul Tassone--Members, Trevor Beauregard-Executive Director.

Members absent: *Magnus P. Carlberg.*

Also Present: Christine M. Fucile-Administrative Assistant and Jessica DeRoy-Economic Development Coordinator

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 8:30 am.

1. Approve Minutes

Motion to approve minutes of January 11, 2023.

T. Horrigan/P. Tassone.

Vote: 4 – 0
(1 member absent)

2. Old Business

2.1 Urban Renewal Plans > Downtown and Mill Street Corridor

Rear Main Street

T. Beauregard stated a Development Review meeting was held and the plans were presented to all Department Heads. The project will consist of a food truck area, stadium type seating, a grassy area, electrical updating as well as a water feature the Major is in favor of. The biggest concerns were permanent bathrooms should be provided as well as surveillance cameras. T. Beauregard noted the Health Director visited several food truck places in the State and provided bathroom facilities. Also, regarding the electrical updating, the plan is to put all electrical underground however each one of the buildings along Main St will have to get a new interconnection to the system as well as panels potentially replaced inside the building, so this will be a little more extensive than previously figured.

T. Beauregard said still working at trying to find a residential developer.

In addition, still continuing working with Cumberland Farms regarding whether the GRA should buy this outright. T. Beauregard contacted the State office of MassWorks and was informed the program allows 99-year lease agreements but will have to check with other State reps that oversee Urban Renewal to make sure this is something the GRA could do and what the process would be to get approval from them.

58 Main Street REAR

T. Beauregard commented the Building Commissioner has requested a structural analysis for the building due to loss of bricks off one of the walls.

Mill Street

T. Beauregard commented he had a few site walks. Also, the realtor has had some interest.

2.2 140 S. Main Street

T. Beauregard noted testing is continuing.

3. New Business

3.1 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.

Vote: 4 - 0
(1 member

absent)

3.2 Summit Industrial Park

None at this time

3.3 Any new business to come before the Board

None at this time.

4. Announcements / Notices / Articles / Special Events

- 1) Letter from Theater at the Mount was presented
- 2) Gardner Square Two Annual meeting – Chris will sign up attendees.
- 3) Next meeting scheduled for Wednesday, March 15, 2023 at 8:30 a.m.

Adjournment:

Meeting ended at 9:00 a.m.

Motion to exit.

P. Tassone/T. Horrigan.

Vote : 4 - 0
(1 member absent)

Roll Call Vote:

Ron Cormier, yes; T. Horrigan, yes; N. Janssens, yes; P. Tassone, yes. **Count: 4 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.

P. Tassone/T. Horrigan.

Vote: 4 - 0
(1 member

Roll Call Vote:

absent)

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