

GRA REGULAR MEETING MINUTES -- MARCH 22, 2023

115 Pleasant Street, Gardner, MA 01440

Hubbard Conference Room 203

Members Present: Ronald Cormier-Chairman, Neil Janssens (*entered at 8:47 a.m.*) Timothy Horrigan, Magnus P. Carlberg and Paul Tassone (*by speakerphone*)-- Members, Trevor Beauregard-Executive Director.

Members absent: None.

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 February 22, 2023.

T. Horrigan/M.P. Carlberg.

Vote: 4 – 0

Roll Call Vote:

*Ron Cormier, yes; T. Horrigan, yes; M.P. Carlberg, yes; P. Tassone, yes. **Count: 4 yes.***

2. Old Business

2.1 Urban Renewal Plans > Downtown and Mill Street Corridor:

Rear Main Street Project:

T. Beauregard updated and explained the Board of Health Director has requested public restrooms therefore the design plans still need to be worked on. In addition, electricity needs to go underground as well as brought up to code which will be a costly undertaking. The area regarding this issue would affect all properties on Main Street from Blue Moon Diner to John's Sport Shop.

T. Beauregard noted the design has increased upwards of \$77,000 without the electricity undertaking so working on moving funds around. Also, may have to apply for additional funding.

T. Horrigan asked if the permanent restrooms are a done deal. T. Beauregard replied this was strongly recommended by the Board of Health Director at the Development Review meeting, and added the public restrooms will only be open for events only.

Cell Tower:

T. Beauregard requested permission to hire a structural engineer.

Motion to allow Executive Director to hire a structural engineer in the amount of \$3,900.00.

P. Tassone/T. Horrigan.

Vote : 4 – 0

Roll Call Vote:

Ron Cormier, yes; T. Horrigan, yes; M.P. Carlberg, yes; P. Tassone, yes. **Count: 4 yes.**

Mr. Cormier questioned who owns the cell tower. T. Beauregard replied the Gardner Redevelopment Authority became the owners when the land was purchased from RHO who had the lease with the cell tower company. T. Beauregard commented the tenants of the cell tower had their own structural analysis done and need to figure out who will be making the necessary structural improvements. Mr. Cormier strongly suggested the GRA get legal expertise on this matter.

Mill Street:

T. Beauregard stated there has been some interest from a Senior Housing Developer, however, due to the zoning, they would have to look into a “use variance”.

2.2 140 S. Main Street

T. Beauregard commented the additional testing still has not been completed at this time.

3. New Business

3.1 Lewis Property Care 2023 Contract

It was noted the pricing went up a little. The Board members commented on the good work Lewis Property Care has been doing in the past years.

Motion to enter into the 2023 contract for Lewis Property Care.

M.P. Carlberg/T. Horrigan.

Vote: 5 – 0

Roll Call Vote:

Ron Cormier, yes; T. Horrigan, yes; M.P. Carlberg, yes; P. Tassone, yes; N. Janssens, yes. **Count: 5 yes.**

3.2 Financials for Accounts and Investments > All Statements received

T. Beauregard noted a CD in the amount of \$30,000 which matured in March. The CD was for one year and earned \$280.00. Spoke with Edward Jones and set up the following:

... One CD in the amount of \$15,000 for 24-month term.

... Put \$15,000 into the Mutual Fund Money Market.

T. Beauregard commented the GRA will need to pay out \$50,000 in June for the GRA Grant to the City.

Motion to accept financial reports as presented.

N. Janssens/T. Horrigan.

Vote: 5 – 0

Roll Call Vote:

Ron Cormier, yes; T. Horrigan, yes; M.P. Carlberg, yes; P. Tassone, yes; N. Janssens, yes. **Count: 5 yes.**

3.3 Summit Industrial Park

T. Beauregard commented he is waiting for the Purchase & Sale Agreement from the potential buyer.

3.3 Any new business to come before the Board

None at this time.

4. Announcements / Notices / Articles / Special Events

Flowerpots Sponsorship

J. DeRoy explained the sponsorship as well as displayed signage that goes into the flowerpots. The signage contains 5 to 8 variations of “quotes” on each sign with the Sponsor’s name.

Motion to sponsor two (2) Flowerpots.

P. Tassone/N. Janssens.

Vote: 5 – 0

Roll Call Vote:

Ron Cormier, yes; T. Horrigan, yes; M.P. Carlberg, yes; P. Tassone, yes.; N. Janssens, yes. ***Count: 5 yes.***

Banner Renewal

J. DeRoy clarified the GRA purchased two Banners in the past and can renew at cost of \$100 each. If purchasing new banners, the cost would be \$200 each.

Motion to renew two Banners at \$100 each for a total amount of \$200.

T. Horrigan/M.P. Carlberg.

Vote: 5 – 0

Roll Call Vote:

Ron Cormier, yes; T. Horrigan, yes; M.P. Carlberg, yes; P. Tassone, yes.; N. Janssens, yes. ***Count: 5 yes.***

Centennial Parade Sponsorship

J. DeRoy presented the City of Gardner Centennial Celebration Sponsorship Opportunities with five choices of sponsorship. It was agreed the best choice for the GRA is the “Wildcat Sponsor”.

Motion to sponsor the “Wildcat Sponsor” in the amount of \$2,500.00.

P. Tassone/N. Janssens.

Vote: 5 – 0

Roll Call Vote:

Ron Cormier, yes; T. Horrigan, yes; M.P. Carlberg, yes; P. Tassone, yes.; N. Janssens, yes. ***Count: 5 yes.***

Announcement:

J. DeRoy reminded there is a company tour at 10 a.m. at Rob’s Dyno Service.

In addition, there are two more tours coming up in April. One tour is on April 05, 2023, at Borges Martial Arts, and one on April 12, 2023, at Mack Prototype.

Next Meeting: Scheduled for Wednesday, April 19, 2023, at 8:30 a.m.

Adjournment:

Meeting ended at 9:10 a.m.

Motion to adjourn.

P. Tassone/T. Horrigan.

Vote : 5 – 0

Roll Call Vote:

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