

GRA REGULAR MEETING MINUTES

APRIL 19, 2023

115 Pleasant Street, Gardner, MA 01440
Hubbard Conference Room 203

Members Present: Ronald Cormier-Chairman, Neil Janssens, , Paul Tassone (*via speakerphone*), and Magnus P. Carlberg --Members, Trevor Beauregard-Executive Director.

Members absent: *Timothy Horrigan.*

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 March 22, 2023.

M. Carlberg /P. Tassone.

Vote: 4 – 0 (1 member absent)

Roll Call Vote:

*Ron Cormier, yes; N. Janssens, yes; M.P. Carlberg, yes; P. Tassone, yes. **Count: 4 yes.***

2. Old Business

2.1 Urban Renewal Plans > Downtown and Mill Street Corridor

Downtown/Rear Main Street:

T. Beauregard reported Parker Street project is moving along and will be conducting a walk through the site soon.

Rear Main Street design is moving forward. Will need to request some additional funding from the State as an “ amendment” to the MassWorks Grant due to budget coming in a lot higher than initially estimated a couple of years ago, which is up 30% to 40%. The additions to the design include a water feature, public restrooms, and underground electrical. The electrical alone is up over one million dollars.

Mill Street:

T. Beauregard stated there is still some interest from a Senior Housing Developer for the S. Bent site, however, will need to get a Variance from the Zoning Board of Appeals because it really

cannot be re-zoned due to single family residential zoning abutting the site and Senior Housing is not allowed in that zone.

T. Beauregard noted eventually will need to hire someone to clean up the weeds and growth on the cap at the Garbose site.

2.2 140 S. Main Street

T. Beauregard said he reached out to the LSP (*Licensed Site Professional*) and was told they are planning on doing some sampling there soon to finish things up.

3. New Business

3.1 Financials for Accounts and Investments > All Statements received

T. Beauregard said he has nothing new to report at this time and mentioned the payment from Releaf for May was received.

Motion to accept financial reports as presented.

M.P. Carlberg/Janssens.

Vote: 4 – 0 (1 member absent)

Roll Call Vote:

*Ron Cormier, yes; N. Janssens, yes; M.P. Carlberg, yes; P. Tassone, yes. **Count: 4 yes.***

3.2 Summit Industrial Park

T. Beauregard commented he has a call this afternoon with the interested parties for Lots 5 & 6 to discuss the purchase and sale.

3.3 Any new business to come before the Board

None at this time.

4. Announcements / Notices / Articles / Special Events

1) 2023 Chamber Annual Meeting & Awards Ceremony

Chris will need attendance and meal choices.

Motion to attend Greater Gardner Chamber of Commerce Annual Meeting and Awards dinner as well as allow payment for attendees and spouses.

M.P. Carlberg/N. Janssens.

Vote: 4 – 0 (1 member absent)

Roll Call Vote:

*Ron Cormier, yes; N. Janssens, yes; M.P. Carlberg, yes; P. Tassone, yes. **Count: 4 yes.***

Motion to sponsor Half-Page Ad in the amount of \$300.00.

M.P. Carlberg/N. Janssens.

Vote: 4 – 0 (1 member absent)

Roll Call Vote:

*Ron Cormier, yes; N. Janssens, yes; M.P. Carlberg, yes; P. Tassone, yes. **Count: 4 yes.***

2) Next meeting scheduled for Wednesday, May 17, 2023, at 8:30 a.m.

Adjournment:

Meeting ended at 8:45 a.m.

Motion to exit.

P. Tassone/M.P. Carlberg.

Vote : 4 - 0 (1 member absent)

Roll Call Vote:

Ron Cormier, yes; N. Janssens, yes; M.P. Carlberg, 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/M.P. Carlberg.

Vote: 4 – 0 (1 member absent)

Roll Call Vote

Ron Cormier, yes; N. Janssens, yes; M.P. Carlberg, yes; P. Tassone, yes. **Count: 4 yes.**

The GRA went into Executive Session at 8:45 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.