

GRA REGULAR MEETING MINUTES
MAY 19, 2021 VIA ZOOM

Members present: Ronald Cormier-Chairman, Neil Janssens, Timothy Horrigan, M. Paul Carlberg-Members, and Trevor Beauregard.

Members absent: *P Tassone.*

Also present: Jessica DeRoy-Economic Development Coordinator, and Christine Martines Fucile.

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.

Mr. Cormier read aloud Governor Baker's order.

1. Minutes:

- Vote to approve meeting of April 21, 2021.

Motion to approve Regular Meeting Minutes as presented.

P. Carlberg/T. Horrigan.

Vote – All in favor.

Roll Call Vote:

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

Count 4 *yes*.

2. Old Business :

2.1 Urban Renewal Plans > Downtown and Mill Street Corridor

Cumberland Farms:

T. Beauregard updated the Rear Main Street project, and indicated he is continuing to work with the Developer, as well as organizing the necessary paperwork for MassWorks grant. In addition, working with Cumberland Farms to secure the land in the rear for this project. Further, will work on putting together a draft offer for the properties, which hopefully can be gifted to Gardner Redevelopment Authority. The biggest request Cumberland Farms has is to obtain additional parking for their employees.

Parker Street Properties:

T. Beauregard noted he is working on a grant proposal for a new grant under MassDevelopment for "Unutilized Properties Grant" which is due June 4, 2021. Additionally, working with the Developer to get all the necessary paperwork needed for the grant application.

Willow/Main Street:

T. Beaugard stated he is still working with the Buyer, and commented the State requires a land disposition agreement with the Developer when property is sold under the Urban Renewal Plan. There is a Purchase & Sale Agreement ready to go, however, waiting to hear back from Attorney to finalize the land disposition agreement.

2.2 140 South Main Street

T. Beaugard said this project is pretty much complete, however, holding onto some retainage until the river bank has undergone some regrowth and establishment.

T. Beaugard noted Keller Williams has had some interest for the site, in addition to possibly leasing.

P. Carlberg commented he appreciated the report from Keller Williams, it was a good update, and should be provided monthly.

On another matter, T. Beaugard said he is working with BCC Solar on the sale of Mill Street, and at the same time, they will have to re-negotiate the Pilot Agreement with the City.

3. New Business:

3.1 Financials for Accounts and Investments > All Statements received

T. Beaugard noted the savings balance is running low, but if needed, will transfer funds from Money Market to the GFA account for normal operating expenses.

Motion to accept financials for April and May as presented.

P. Carlberg/T. Horrigan.

Vote – All in favor.

Roll Call Vote:

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

Count 4 yes.

3.2 Any new business to come before the Board

N. Janssens requested meetings be held in person starting with the next meeting. R. Cormier suggested if anyone if uncomfortable, or cannot participate in person, can still partake via hybrid. It was agreed the next meeting in June will be held in person, in the conference room.

4. Announcements / Notices / Articles / Special Events:

- Next meeting scheduled for June 16, 2021 at 8:30 a.m.

- Chamber Events:

June 10th Event ~ Annual Meeting:

R. Cormier noted GRA Member, Tim Horrigan's family business, Horrigan's Cleaners is being honored for 100 years in business at this event. In addition, suggested a motion for attendance to this event. T. Beaugard added there is also an opportunity to sponsor the events to do a full page Ad for \$600.00, and also suggested a motion to sponsor this event.

Motion to participate and sponsor a full page Ad at \$600.00.

N. Janssens/P. Carlberg.

Vote – All in favor.

Roll Call Vote:

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

Count 4 yes.

Motion to allow spouses, as well as staff to attend Chamber Annual Meeting, as well as purchase number of tables/seats needed.

N. Janssens/P. Carlberg.

Vote – All in favor.

Roll Call Vote:

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

Count 4 yes.

▪ **June 23rd Event ~KRO's on the Common:**

R. Cormier noted this event also, and asked Members to let C. Fucile know if they plan to attend.

▪ **Other Matters:**

T. Beauregard commented on happenings, and projects in Gardner, and also stated the Chamber of Commerce recently received a \$75,000 marketing grant from the State, and are putting together a marketing campaign to reach businesses and residents in the Greater Worcester and Metro West areas to market the greater Gardner area on billboards, and believes the Worcester Business Journal. One of the sites highlighted in this marketing campaign will feature Timpany Crossroads Plaza, along with Summit Industrial Park. Also working on putting together marketing materials.

Executive Session (if required)

Adjournment

Meeting closed at 9:01 a.m.

Motion to adjourn.

T. Horrigan/P. Carlberg.

Vote – All in favor.

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

Count 4 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.