

GRA REGULAR MEETING MINUTES

JULY 21, 2021

Members present: Ronald Cormier-Chairman, Neil Janssens, Timothy Horrigan, P Tassone, M. Paul Carlberg (*via remotely*)-Members, and Trevor Beauregard.

Members absent: *None.*

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

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.

1. Minutes:

- Vote to approve meeting of May 19, 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; P. Tassone, yes.

Count 5 yes.

2. Old Business:

2.1 Urban Renewal Plans > Downtown and Mill Street Corridor

60 Mill Street:

T. Beauregard reminded there is an offer for a solar project, therefore, will need to dispose of a portion (3.63 acres) of the property. In addition, the State expressed the need for an appraisal, since typically within an Urban Renewal area, two appraisals are required, however, the State requested at least one. T. Beauregard stated he received a quote of \$2,700 from Joel Buthray of Buthray and Associates.

Motion to approve paying \$2,700 for an appraisal for 60 Mill Street property.

P. Tassone/T. Horrigan.

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.

Mill Street:

T. Beauregard commented he recently received a call from the owner of Tetramed who stated he has new investor that may be interested in closing on the land.

Downtown:

T. Beauregard confirmed the project on Rear Main Street/Derby Drive is still moving forward. In addition, the developer will be applying for some DHCD funding for workforce housing. Also, there is a draft Purchase & Sale agreement that was sent to Cumberland Farms for review.

Parker Street Properties:

T. Beauregard noted the grant was submitted, as well as a signed Purchase & Sale agreement.

Corner of Willow and Main Street:

T. Beauregard commented have not received signed Purchase & Sale yet, however, just going over a few things with his attorney.

Other:

T. Beauregard noted the Phase 2, \$800,000 infrastructure project which includes Parker Street from Main Street intersection down to the Ale House, and then onto Connors Street, and involves new sidewalks, new crosswalks, handicap ramps, as well as new Victorian lighting on Connors Street from City Hall Avenue to Parker Street. A new flashing signal will also be installed at the crossing at the Ale House. Phase 3 will be next year at the Monument Park, Pine Street, Central Street, moving north, and will also include Victorian lighting.

T. Beauregard asked J. DeRoy to speak about the small business micro-enterprise grant program. J. DeRoy state there is \$75,000 to \$85,000 in funds left over, working on trying to find more businesses interested in applying. T. Beauregard inquired how many businesses have applied so far, and the total funds. J. DeRoy answered a total of 24 businesses, with a total of \$320,000 directly to the businesses, some with the maximum of \$25,000.

2.2 140 South Main Street

T. Beauregard stated Phase 2 clean-up has been completed, and explained a portion of the wall was taken out, as well as a new bank built along the river. Tighe and Bond has been on top of this.

Further, met with Mark Lewis, landscaper, to remove trees and debris on the property. He will give a quote.

Motion to allow up to \$2,000 for clean-up work provided by Lewis Property Care.

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.

Garbose Site:

J. DeRoy stated there is no current interest in the site.

J. DeRoy noted Keller Williams will be providing monthly reports, starting with the end of this month, and will provide prior to each meeting moving forward.

3. New Business:

3.1 Financials for Accounts and Investments > All Statements received

T. Beauregard commented as far as operating cash, doing okay, however, there will be some very significant payments coming up. T. Beauregard spoke with City Auditor and explained the GRA expects to close on some real estate deals shortly, and suggested the GRA Grant be paid later in the fall once those funds are received.

Motion to accept financials as presented.

P. Tassone/T. Horrigan.

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.

3.2 Releaf - Summit Industrial Park:

For Executive Session.

3.3 Any new business to come before the Board

J. DeRoy updated on the Gardner Industrial Park Sign located on Fredette Street, and passed out an update as of July 21, 2021. The estimated cost is \$6,086.37, but may go up.

T. Beauregard suggested the GRA pay up front, and obtain reimbursement by the businesses there.

Mr. Cormier suggested putting both the GRA logo and the City logo on the sign.

Motion to approve up to \$6,300 to cover cost for new sign for Gardner Industrial Park.

P. Tassone/T. Horrigan.

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.

4. Announcements / Notices / Articles / Special Events:

■ **Robert Langlois Memorial Golf Tournament/Annual Chamber Outing ~ September 8, 2021:**

Motion to have a Foursome, and a Hole Sponsor as in the past years, as well as attend the Chamber Annual Outing including spouses.

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.

■ **Watkins-Faust Open ~ September 27, 2021:**

Motion to have a Foursome, as well as Two (2) non-golf Board Members attend dinner. In addition, motion to do a Half-Page Ad for Program Book.

P. Tassone/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.

■ **Next Meeting scheduled for August 18, 2021 at 8:30 a.m.**

Adjournment

Meeting ended at 9:20 a.m.

Motion to exit

P. Tassone/T. Horrigan.

Vote – All in favor.

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.

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 – All in favor.

Roll Call Vote:

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

Count – 5 yes.

The GRA went into Executive Session at 9:20 a.m.