

GRA REGULAR MEETING MINUTES

August 25, 2021

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

Members absent: None

Also Present: Jessica DeRoy – Economic Development Coordinator

Call to Order:

Mr. Cormier called the meeting to order at 8:42 am.

1. Minutes

Minutes from the July 21, 2021 meeting will be voted on at the September 15, 2021 meeting.

2. Old Business

2.1 Urban Renewal Plans > Downtown and Mill Street Corridor

Mill Street:

T. Beauregard stated that Tetramed is up to date on payments through August.

60 Mill Street:

T. Beauregard commented that the solar project closing was scheduled for the end of August, but will be extended. The property was appraised for \$275,000 utilizing comps from Orange and Devens Massachusetts, but Gardner is more comparable to Orange, Massachusetts. The listed sale price was between \$210,000 and \$215,000, which is higher than the Orange comps and less than the Devens comps. He will contact the state to request a waiver for the second appraisal. The pilot program is in the process of being renegotiated with the City.

Downtown:

Parker Street

T. Beauregard stated MassDevelopment is interested in partnering on the project. MassDevelopment funds cannot be used for relocation so additional funds need to be identified for relocation costs.

Rear Main Street

T. Beauregard confirmed the project is still moving forward. The Purchase & Sale agreement with Cumberland Farms is still under negotiation as Cumberland Farms. A development review meeting is scheduled for this property Tuesday, August 31, 2021.

2.2 140 S. Main Street:

Lewis Property Care will take care of the cleanup for \$1,500. The Department of Public Works will place barriers following the cleanup.

3. New Business

3.1 Financials - Accounts and Investments > All Statements Received

\$10,000 from the Money Market account was transferred to checking for operations costs. Tetramed's payments of about \$12,000 will be reflected in the Money Market account next month.

Motion to accept financials as presented.

T. Horrigan/P. Tassone.

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

Closing was scheduled for tomorrow, August 26, 2021, but will be extended by thirty days. Releaf will pay the \$2,500 extension fee. Releaf is in the process of submitting their definitive plans and special permit package for the Planning Board. The closing will be scheduled following the Planning Board's approval.

3.3 Any new business to come before the board

J. DeRoy stated that Keller Williams provided their monthly update on 155 Mill Street and 140 S. Main Street. 155 Mill Street has continued interest, and 140 S. Main Street has a potential buyer.

J. DeRoy provided a copy of the Gardner Industrial Park Sign's final design. The sign will be placed by the end of the month.

4. Announcements – Notices – Articles – Special Events:

Next meeting scheduled for September 15, 2021 at 8:30 am.

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.

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

The GRA went into executive session at 8:59 am.

