

GRA REGULAR MEETING MINUTES

SEPTEMBER 14, 2023

115 Pleasant Street, Gardner, MA 01440

Hubbard Conference Room 203

Members Present: Ronald Cormier-*Chairman*, Neil Janssens, Paul Tassone, 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 8:38 am.

1. Approve Minutes

Motion to approve minutes of June 21, 2023. (no meetings held in July & August)

M.P. Carlberg/P. Tassone.

Vote: 4 – 0 (T. Horrigan absent)

Motion to accept and release Executive Minutes as follows:

- ✓ 5-16, 6-20, 8-15, 9-19, 10-17 for 2018
- ✓ 1-16, 6-19, 8-21, 11-20 for 2019
- ✓ 1-15, 2-19, 10-21, 10-30 for 2020
- ✓ 1-20, 2-24, 3-19, 4-07, 4-21, 7-21 for 2021

N. Janssens/P. Tassone.

Vote: 4 – 0 (T. Horrigan absent)

2. Old Business

2.1 Urban Renewal Plans > Downtown and Mill Street Corridor

Downtown:

T. Beauregard spoke of 205-213 property which is located at the corner of Willow and Main Streets and explained the plan calls for demolition to take place this winter/spring since funding has now been awarded.

2.2 140 S. Main Street

T. Beauregard noted he sent another email this morning to Todd at Tighe & Bond for an update and his response was the draft amendment proposal for completing the Method 3 Site-Specific Risk Characterization as part of site release closure is near complete, and will then get his superior's review. Once reviewed, will be in contact next week for next steps.

3. New Business

3.1 Financials for Accounts and Investments > All Statements received

T. Beauregard said with the June financials the Money Market was up, however July went down due to the GRA Grant payment to the City in the amount of \$51,700.00. In addition, there is a CD maturing this month and will probably keep it in the money market account.

T. Beauregard also noted currently working with the financial firm for yearly financial review and the report should be ready soon.

Motion to accept financial reports as presented.

P. Tassone/M.P. Carlberg

Vote: 4 – 0 (T. Horrigan absent)

3.2 Summit Industrial Park

T. Beauregard commented there is nothing new to report at this time.

3.3 Mass Development Loan:

T. Beauregard reported the loan is due this month and he has had some conversations with Mass Development who may be willing to extend the loan out for the interest only term, however, they are requesting a payment for half of the loan. The loan amount is \$275,000.00. T. Beauregard proposed an amount of \$100,000.00, and will talk with Ryan at Edward Jones regarding this payment.

Motion to pay down Mass Development loan in the proposed amount of \$100,000.00, as well as give some flexibility to the Executive Director for the pay down amount, if needed.

M.P. Carlberg/P. Tassone.

Vote: 4 – 0 (T. Horrigan absent)

3.4 Commercial Realtor Service:

T. Beauregard commented there has not been much progress with the current Realtor Service. M.P. Carlberg suggested considering a change at this time for a new Realtor Service. T. Beauregard will talk to Purchasing Director to see if there is a process needed for hiring a new service.

Motion to allow Executive Director to enter into a contract with a new Realtor Service.

P. Tassone/N. Janssens.

Vote: 4 – 0 (T. Horrigan absent)

3.5 Any New Business to come before the Board:

J. DeRoy, Economic Development Coordinator, spoke regarding renewal of ReadyMass100 listings through Mass Econ and explained last April the Board voted in favor of submitting the Summit Industrial Park Lots 5 & 6 through Mass Econ as well as 155 Mill Street and Garbose

properties. Since Summit Industrial Park Lots 5 & 6 are no long under agreement, propose to do two separate listings for this renewal at \$350.00 per year per listing.

Motion to enter into Agreement with Mass Ready100 listings for a total amount of \$700.00.

P. Tassone/M.P. Carlberg.

Vote: 4 – 0 (T. Horrigan absent)

4. Announcements / Notices / Articles / Special Events

- Thank You letter provided from Gardner Centennial Committee.
- Chamber “Save the Dates” listing provided as well as Thank You letter from Chamber regarding Annual Golf Tournament.
- J. DeRoy reminded the City’s Centennial Parade is this Sunday starting at 1 p.m.
- Next Meeting: Wednesday, October 18, at 8:30 a.m.

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 (T. Horrigan absent)

Roll Call Vote

*Ron Cormier, yes; N. Janssens, yes; M.P. Carlberg, yes; P. Tassone, yes. **Count: 4 yes.** (T. Horrigan absent)*

The GRA went into Executive Session at 9:17 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.