

REGULAR MEETING MINUTES
GRA Regular Meeting – February 20, 2019 “AMENDED”
115 Pleasant Street, Gardner, MA 01440
Room 200 (Enter by Room 201)

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

Members absent: *Paul Tassone.*

Also present: Christine Fucile, and Maribel Cruz.

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.

Call to Order:

Mr. Cormier, Chairman, called the Regular Meeting to order at 8:00 a.m.

... Mr. Cormier noted M. Paul Carlberg is present via electronic means.

1. Minutes:

✓ Vote to Approve Regular Meeting of January 16, 2019.

Motion to approve Regular Meeting Minutes as presented.

N. Janssens/T. Horrigan.

Vote – All in favor.

Roll Call Vote:

R. Cormier, yes; T. Horrigan, yes; N. Janssens, yes.

Count – 3 yes.

Mr. Carlberg electronic connection entered after the vote at 8:10 a.m.

2. Old Business:

2.1 Downtown Urban Renewal Plans:

Derby Drive:

T. Beauregard said nothing new to report at this time.

Rear Main ~ Phase II

T. Beauregard has nothing new to report at this time.

Maki Block:

T. Beauregard reported nothing new at this time.

Parker Street Properties (#32, 42-50 and 52):

T. Beaugard noted the dumpsters have been removed. Also, no activity at this time.

2.2 140 South Main Street:

M. Cruz stated the EPA Grant was submitted on January 31, 2019 and will have an answer late this spring. Also, still waiting to hear back regarding MassDevelopment Grant.

2.3 Industrial Park Study:

T. Beaugard said there is nothing new at this time, but did note surveying will be completed once the ground is thawed.

2.4 Summit Industrial Park:

T. Beaugard updated the potential buyers for Lots 3A/3B have decided to not pursue at this time.

3. New Business:

3.1 Financials for Accounts and Investments:

Motion to accept January, 2019 financials as presented.

T. Horrigan/P. Carlberg.

Vote - All in favor.

Roll Call Vote:

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

Count – 4 yes.

3.2 246-248 Central Street:

T. Beaugard said the Building Commissioner signed off on the building permit. Furthermore, it could take a few months to install mitigation system for the air quality.

3.3 Real Estate Services Contract:

T. Beaugard noted the contract with Keller-Williams has expired, and inquired if the Board would like to renew.

T. Beaugard also noted M. Cruz has been working on additions to the sign which will now include acreage, zoning, and the frontage on the site.

Motion to renew contract for another year, and to also include in the contract monthly progress reports be furnished.

N. Janssens/T. Horrigan.

Vote – All in favor.

Roll Call Vote:

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

Count – 4 yes.

4. Announcements~~Notices~~Articles~~Special Events:

... Mr. Cormier noted the upcoming Chamber of Commerce events.

... Next meeting is scheduled for Wednesday, March 20, 2019 at 8 a.m.

Adjournment

Executive Session (if required)

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.

N. Janssens/T. Horrigan.

Vote- All in favor.

Roll Call Vote:

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

Count – 4 yes.

The GRA went into Executive Session at 8:28 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.