

GRA REGULAR MEETING MINUTES

APRIL 24, 2019

*115 Pleasant Street, Room 203 ~ Hubbard Conference Room
Gardner, MA 01440*

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

Members absent: *M. Paul Carlberg.*

Also present: Christine Fucile, *and* Maribel Cruz.

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

1. Minutes:

- ✓ Vote to Approve Regular Meeting Minutes of March 20, 2019.
- ✓ Vote to Approve Executive Session Minutes of February 17, 2016, March 16, 2016, April 20, 2016, May 18, 2016, June 15, 2016, and July 12, 2016.

Motion to approve Regular and Executive Session Meeting Minutes as presented.

T. Horrigan/P. Tassone.

Vote – All in favor.

2. Old Business:

2.1 Downtown Urban Renewal Plans:

Derby Drive:

T. Beauregard commented this project will be closed out this spring, as well as release of retainage funds once the remaining, smaller tasks are completed.

Rear Main ~ Phase II:

T. Beauregard reported nothing new at this time.

Maki Block:

T. Beauregard reported nothing new at this time.

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

It was noted construction is currently taking place with the public park and parking lot in the back, and the handicap accessible walkway from Parker Street down to the parking lot.

T. Beauregard noted next week the Mayor, himself, and the project developer will be meeting with a representative from the state's economic development office to discuss potential funding sources from the state to help make the numbers work for the project developer.

T. Beauregard also noted he is working with Russ of M&R Property Management with regard to the damage of the tar gravel roof on the back side of Connors Street due to bad winds recently. The insurance adjuster went to the property, and a check was released. M&R received two quotes, which unfortunately are more than the insurance check received due to \$2,500 deductible, and depreciation for an older building. Furthermore, the whole tar and gravel roof will need to be replaced with a more expensive rubber membrane since a tar gravel roof is out of date, and the insurance will only pay to repair/replace the existing type of roof.

Motion to empower the Executive Director to spend up to \$10,000 in addition to the insurance funds received for repair of the entire roof.

T. Horrigan/N. Janssens.

Vote – All in

2.2 140 South Main Street:

T. Beauregard commented MassDevelopment approved a grant in the amount of \$350,000. Once the MOU (*Memorandum of Understanding*) is received, the second round of remediation can begin. T. Beauregard pointed out \$100,000 will be used for assessment, and \$250,000 for clean-up.

2.3 Industrial Park Study:

T. Beauregard stated he had a conference call yesterday with MassDevelopment and the engineering firm.

The flagging for the wetlands is being finalized, and a preliminary build-out analysis will be accomplished based on the wetland delineation prior to completing an extensive survey. In addition, if this does not appear to be a viable option, there will be no need to proceed any further.

T. Beauregard said he will have more information available at the next meeting.

2.4 Summit Industrial Park:

T. Beauregard reported nothing new at this time.

3. New Business:

3.1 Financials for Accounts and Investments:

A copy of all financials were presented.

Motion to accept February 23 through April 5, 2019 financials as presented.

P. Tassone/T. Horrigan.

Vote - All in

favor.

3.2 Real Estate Services Contract:

The representative was supposed to submit an updated report, but unfortunately did not.

T. Beauregard asked M. Cruz to get in contact with the representative in order to have an updated report for the next meeting.

3.3 Lewis Property Care Contract:

The 2019 contract was presented. It was noted the work provided by Lewis Property Care has always been good quality.

Motion to approve 2019 contract as presented.

P. Tassone/N. Janssens.
favor.

Vote – All in

3.4 Monty Tech Annual Superintendents Dinner:

It was mentioned by P. Tassone and P. Carlberg to revisit this event, and all agreed to table this until the January or February, 2020 meeting.

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

■ **Chamber Annual Meeting & Awards Recognition Dinner:**

All members are attending.

■ **CubeSmart Company Tour:**

The tour is next Tuesday, April 30th at 2 p.m.

■ **Heywood Golf Classic:**

T. Beauregard stated P. Carlberg brought this to his attention, and thought this is a good cause, as well as raising money for the hospital trust fund.

Motion to participate in the annual Heywood Hospital Golf Classic with four individual golfers at \$350 each, two Dinner-only guests at \$125 each, and half page Ad for \$250 for a total of amount \$1,900.

P. Tassone/T. Horrigan.

Vote – All in favor.

■ **Next meeting scheduled for Wednesday, May 15, 2019 at 8 a.m.**

Adjournment

Motion to adjourn.

T. Horrigan/P. Tassone.

Vote – All in favor.

The meeting adjourned at 9:00 a.m.

Executive Session (if required)

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.

