

GRA REGULAR MEETING MINUTES

FEBRUARY 16, 2022

115 Pleasant Street, Gardner, MA 01440

Hubbard Conference Room 203

Members Present: Ronald Cormier-Chairman, Neil Janssens, Timothy Horrigan, Paul Tassone, M. Paul Carlberg- Members, and Trevor Beauregard-Exec. Director.

Members absent: None.

Also Present: Christine Fucile-Adm. Assistant, 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 8:50 am.

1. Approve Minutes

✓ November 17, 2021

✓ December 15, 2021

P. Tassone/P. Carlberg.

Vote – All in

Favor

2. Old Business

2.1 Urban Renewal Plans > Downtown and Mill Street Corridor

Rear Main Street:

T. Beauregard stated the Rear Main Street and Parker Street projects are still moving forward. In addition, helping tenant on Parker Street with relocation. The tenant has been informed the need to move out by end of May.

Mill Street Corridor:

T. Beauregard pointed out the necessity to dispose of the property located at 85 Winter Street, as well as to authorize the Chairman to dispose of the property for a specific amount of money.

Motion to authorize Ronald Cormier, Chairman, to enter into an agreement with TetraMed, LLC, to dispose of 85 Winter Street as depicted on a plan of land dated May 25, 2016, prepared by Szoc Surveyors, 32 Pleasant Street, Gardner, MA 01440, for the amount of

\$893,580.80, and to authorize the Chairman, Ronald Cormier, to sign and execute a deed and any and all documents necessary to effectuate the transfer of the property to TetraMed, LLC.
P. Carlberg/T. Horrigan. **Vote – All in favor.**

Other:

- T. Beaugard noted himself and J. DeRoy are working with the State (*MassDevelopment*) regarding **DIF** (*District Improvement Finance*) to better public infrastructure improvements within the **DIF** area, and to encourage redevelopment and improvements. In addition, working with a Consultant.
- P. Carlberg inquired about Winter Street update. T. Beaugard replied the proponent has a new investor and will hopefully close by end of March.
- P. Carlberg suggested looking into changing real estate broker services.

2.2 140 S. Main Street

Nothing new to report currently.

3. New Business

Nothing new to report currently.

3.1 Election of Officers

Nominate New Slate of Officers – Vote

Motion to accept Slate of Officers as presented.

T. Horrigan/P. Tassone.

Vote – All in favor.

Appoint Executive Director – Vote

Motion to appoint Trevor Beaugard as Executive Director.

P. Tassone/P. Carlberg.

Vote – All in favor.

3.2 Financials for Accounts and Investments > All Statements received

T. Beaugard spoke of the money market account, as well as deposits into money market account due to sale of properties owned by GRA. Plans to meet with Edward Jones Advisor in the near future. In addition, T. Beaugard noted he would like to get the MassDevelopment loan off the books.

Motion to accept financial report as presented.

P. Tassone/T. Horrigan

Vote – All in favor.

Note: P. Tassone had to leave meeting – left at 9:30 a.m.

3.3 Summit Industrial Park

T. Beaugard noted Lot 3 has not started construction yet.

3.4 Donations and License Renewal

Donations made:

- ✓ Theater at the Mount

- ✓ Boucher Family Memorial Scholarship Fund
- ✓ Boys & Girls Clubs

Motion to approve donations as listed.

P. Carlberg/T. Horrigan.

Vote – All in favor.

License Renewal:

T. Beauregard stated he paid \$105.42 for his Real Estate license renewal and in the past the GRA has reimbursed him.

Motion to reimburse T. Beauregard for his Real Estate license renewal in the amount of \$105.42.

T. Horrigan/N. Janssens.

Vote – All in favor.

3.5 Any new business to come before the Board

None at this time.

4. Announcements / Notices / Articles / Special Events

- ✓ *Article presented from the Beacon regarding Liabilities to Assets Program.*
- ✓ *Next meeting scheduled for Wednesday, March 16, 2022, at 8:30 a.m.*

Motion to adjourn.

P. Carlberg/N. Janssens.

Vote – All in

Favor

The GRA adjourned at 9:40 am.

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.