

**GRA REGULAR MEETING MINUTES**

**MARCH 16, 2022**

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

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

**Members absent:** M. Paul Carlberg (joined in via phone 8:52 a.m.)

**Also Present:** Christine Fucile-Adm. Assistant, Jessica DeRoy-Economic Development Coordinator, Duncan Chapman and Raj Sidhu-KW Commercial.

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 8:30 am.**

**1. Approve Minutes**

✓ February 16, 2022

**P. Tassone/T. Horrigan.**

**Vote: 4 – 0.**

(P. Carlberg not present at this time)

**2. Old Business**

**2.1 Urban Renewal Plans > Downtown and Mill Street Corridor**

Downtown:

T. Beauregard stated the Parker Street properties are projected to close mid-May. In addition, still working with relocation specialist. Offered to show 140 South Main Street property, however, thought it was too close to residential houses. Mr. Chapman added he showed 200 Mill Street property as well, and there was some interest.

T. Beauregard noted “property loss claim” if a location cannot be found by the end of May. This procedure involves the relocation specialist estimating a value based on certain criteria and is given as one large payment.

T. Beauregard stated he will keep the Board informed.

Rear Main:

T. Beauregard noted he spoke with a few Developers who have shown some interest, however, still in the very preliminary stages.

T. Horrigan asked about a timeline with Grant. T. Beauregard replied he has not received the contract back from the State and cannot do anything until there are signed contracts.

### DIF – District Improvement Finance:

J. DeRoy stated herself and Trevor are working with MassDevelopment and two planning companies: Camoin Associates, individuals located in Rhode Island and Somerville, MA and Storrs Associates located in New York. In phase one planning to determine if a DIF district makes sense for Gardner. The planners are in the process of creating build out scenarios for existing and potential future development to make the determination. We will be applying for phase two funding through the Community One Stop program for the scope amount of \$23,000 plus a few extra thousand for the cost of travel which is outside the scope. If the board has any suggestions about projects that could be added, to please let her know.

### 85 Winter Street:

T. Beauregard noted he spoke with the party yesterday who is somewhat confident will be able to close by end of this month, however, needs to line things up with his investors. Should know by the end of the month on how they will proceed for the closing. If they need to push out another 30 days, may have to consider. On April 1<sup>st</sup>, a new lease figure kicks in which will need to be paid up front. If another extension is needed, the Board will have to decide. Further, T. Beauregard should know more by this Friday, and will keep the Board informed.

### **3. New Business**

*Nothing new to report currently.*

#### **3.1 KW Commercial – Report & Marketing Presentation**

*P. Carlberg entered meeting via phone at 8:52 a.m. – Mr. Cormier updated P. Carlberg as to what was discussed before his entering meeting.*

Mr. Chapman stated there have been under 500 hits to the site, with 45 interests, about 10%. There was interest for a hotel, but thought the price was too high. T. Beauregard inquired what the asking price is. Mr. Chapman responded \$92,500 per buildable acre, with just under 10 acres buildable, therefore looking at about \$920,000. Further, a hotel is typically three to four acres, and suggested possibly sub-dividing the land. The hotel interested did state probably would want the 10 acres and could sub-divide to provide retail space. This particular hotel has locations in Auburn, Shrewsbury, and Sturbridge.

Mr. Chapman added there is a lot of interest in self-storage and distribution, however, these do not provide jobs. In addition, manufacturing as well, but needs more than 10 acres. Further, the demand for land is very strong. Mr. Chapman believes the asking price is right and compared Devens pricing for that area.

Mr. Chapman asked if any questions.

T. Beauregard commented when there is a lead, Mr. Chapman reaches out.

P. Carlberg asked that Mr. Chapman keep in good communications.

#### **3.2 Financials for Accounts and Investments > All Statements received**

T. Beauregard explained he recently met with Mr. Laliberte at Edward Jones. Mr. Laliberte recommended investing in a couple CD's, which has been done in the past. One six-month CD

in the amount of \$30,000, and one 12-month CD for \$30,000. Further, when they mature, can see what the rates are, and decide what to do at that time.

***Motion to accept financials as presented.***

***P. Tassone/T. Horrigan.***  
***Favor.***

***Vote – All in***

### **3.3 Summit Industrial Park**

- T. Beaugard noted construction on Lots 3A-3B should be starting soon.
- T. Beaugard stated there has been some renewed interest in Lot 6 from a local realtor.
- T. Beaugard spoke of a possible marijuana growing facility at 246 Suffolk Lane, which has preliminary approval from the CCC (*Cannabis Control Commission*), as well as a HOST Community agreement with the City.

### **3.4 Any new business to come before the Board**

T. Beaugard noted the Real Estate Contract needs to be renewed as it has expired or look for a different broker. Mr. Cormier asked how long the contract is. T. Beaugard replied he believes typically 12 months.

T. Beaugard suggested the Realtor upgrade the signage at the site, as well as be placed on the edge of the road for better visibility.

Mr. Cormier suggested they provide activity reports, at least quarterly as well as a presentation, preferably quarterly.

***Motion to renew contract with KW Commercial for another year as long as they provide what is required as set forth by Executive Director.***

***N. Janssens/P. Tassone.***

***Vote – All in Favor.***

## **4. Announcements / Notices / Articles / Special Events**

### **Gardner Square Two Membership Dues for 2022**

***Motion to allow payment in the amount of \$50 for Gardner Square Two Membership dues for 2022.***

***T. Horrigan/N. Janssens.***

***Vote – All in Favor.***

***Motion to attend Gardner Square Two Annual Meeting and Awards dinner meeting, as well as allow payment for attendees and spouses.***

***T. Horrigan/P. Tassone.***

***Vote – All in***

***Favor.***

### **Greater Gardner Chamber of Commerce Annual Meeting and Awards**

***Motion to sponsor half-page Ad in the amount of \$300.***

***T. Horrigan/P. Tassone.***

***Vote – All in Favor.***

***Motion to attend Greater Gardner Chamber of Commerce Annual Meeting and Awards dinner meeting as well as allow payment for attendees and spouse.***

T. Horrigan/P. Tassone.  
Favor.

Vote – All in

Next meeting scheduled for April 20, 2022, at 8:30 a.m.

Motion to adjourn.  
P. Tassone/T. Horrigan.  
Favor

Vote – All in

The GRA adjourned at 9:22 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.*