

GRA REGULAR MEETING MINUTES

APRIL 20, 2022

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

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

Members absent: *Paul Tassone.*

Also Present: Christine Martines Fucile-Administrative 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 8:30 am.

1. Approve Minutes

✓ *March 16, 2022*

T. Horrigan/N. Janssens.

Vote – 4 (*P. Tassone Absent*)

2. Old Business

2.1 Urban Renewal Plans > Downtown and Mill Street Corridor

Downtown:

▪ **Rear Main Street:**

T. Beauregard stated both the Rear Main Street and Parker Street projects are moving forward. Received contracts back for Rear Main from the State, therefore will engage Fuss & O’Neill to start the final design. Working to secure a new developer, having discussions with multiple developers. T. Beauregard noted the biggest challenge right now is the cost of materials.

▪ **Parker Street Properties:**

T. Beauregard commented looking at closing end of May with developer. In addition, still have not been able to find a location for tenant and may need to offer a “buy out”.

85 Winter Street:

T. Beauregard said a” formal” vote is needed to grant Tetra Med an extension from the original previous 90-day extension given for transferring their rights to the entity.

Motion to grant extension for Tetra Med through June 29, 2022.

N. Janssens/M.P. Carlberg.

Vote - 4 (P. Tassone absent)

T. Beauregard said another vote is needed as well for Purchase and Sale, and disposition agreement with Collective 60 MA who is the new buyer.

Motion to authorize Ronald Cormier, Chairman, to enter into an agreement with Collective 60 MA, 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 \$893,500.00, 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 Collective 60 MA.

T. Horrigan/M.P. Carlberg.

Vote – 4 (P. Tassone absent)

2.2 140 S. Main Street

T. Beauregard explained he received the final close out proposal from Tighe & Bond for \$11,100.00. There is \$8,500 in the revolving loan fund account, so will need an additional \$3,000. If cannot find any funding to cover the \$3,000, may need to take funds out of a GRA account to offset.

T. Beauregard read the “Close Out” services included in this proposal:

Task 1 – Limited Additional Assessment: Tighe & Bond will resample the replacement well for laboratory analysis of EPH with target PAHs to conform that EPH levels are below Method 1 standards for Site groundwater. During this event, will also re-gauge the well for LNAPL to confirm that it is no longer present.

Task 2 – Wetlands Permit Closeout: Tighe & Bond will prepare a request for Certificate of Compliance under the MAWPA for submittal to the Gardner Conservation Commission. This request will include record drawings and documentation of contaminated soil excavation and backfilling. Tighe & Bond will accompany members of the Gardner Conservation Commission on one site visit and attend one public meeting to discuss the Request. Upon receipt of a Certificate of Compliance, Tighe & Bond will record document at the Worcester County Registry of Deeds and submit proof to the Commission for their files.

Task 3 – Phase IV Closeout: Tighe & Bond will prepare a MCP Phase IV Completion report for the Site. That report will include data summary tables, an updated Site Plan, contaminated soil disposal records, and other site-specific information required for this type of submittal. The Phase IV Completion Statement will also include a Permanent Solution Statement that will close the Site RTN 2-0729 in accordance with the MCP, subject to Method 1 site risk characterization findings post-cleanup including the activities proposed under Task 1. For this proposal, we assume that the Risk Characterization findings will indicate that an Activity Use Limitation (AUL) is not required on the property deed in order to achieve a Condition of No Significant Risk at the Site in accordance with the MCP. If an AUL is ultimately determined to be warranted, we will prepare an amendment for the additional scope of services.

Motion to authorize up to \$3,000 to cover rest of fee to Tighe & Bond.

T. Horrigan/M.P. Carlberg.

Vote – 4 (P. Tassone

absent)

3. New Business

3.1 Lewis Property Care

T. Beauregard noted Lewis Property has taken care of Summit Industrial Park for years and pointed out the services provided on the contract. It was also noted some of the pricing has gone up, however, most businesses have gone up these days. All agreed Lewis Property Care does a great job.

Motion to renew Lewis Property Care 2022 Contract services.

M.P. Carlberg/T. Horrigan.

Vote – 4 (P. Tassone absent)

3.2 Financials for Accounts and Investments > All Statements received

T. Beauregard stated the Advisor moved some money around for two CD's which is shown on the first page of financials presented. At the next meeting, a breakdown of the CD's will be available.

T. Beauregard went over the expenses and commented presently still carrying a fairly healthy balance in the Money Market account.

Motion to accept financials as presented.

M.P. Carlberg/T. Horrigan.

Vote – 4 (P. Tassone absent)

3.3 Summit Industrial Park

T. Beauregard updated as follows:

- 246 Suffolk Lane:
Higgins Mechanical is proposing a marijuana cultivation operation.
- Releaf Cultivation:
Hopefully starting construction this spring. Noted, it is outside the 500-foot buffer from Higgins Mechanical location.

3.4 Any new business to come before the Board

J. DeRoy spoke of MassEcon who has a program called ReadyMass 100 which is a select list of up to 100 properties that reflect a high level of marketability and will attract prospective companies and site selectors to consider Massachusetts as an expansion location. The cost is \$350.00 annually to market.

J. DeRoy stated it was discussed to possibly market Lots 5 & 6 at Summit Industrial Park to try to get these sold off and could advertise as one big lot since it is contiguous, and then mention it could be parceled out to two individual lots.

T. Beauregard added at one time did previously list the properties with ReadyMass 100 but took off because it was under agreement, however, both are now available again. Further, in order to market, will need to meet their size requirements.

Motion to authorize \$350.00 for ReadyMass 100 program for Lots 5 and 6.

T. Horrigan/N. Janssens.

Vote – 4 (P. Tassone absent)

4. Announcements / Notices / Articles / Special Events

✓ *Next meeting scheduled for Wednesday, May 18, 2022, cancelled.*

✓ *June meeting will be changed to Thursday, June 16, 2022, at 2:30 p.m.*

Square Two Banner Program:

J. DeRoy provided an Invoice in the amount of \$100 for annual Banner renewal.

T. Beauregard suggested an additional Banner. All agreed.

Motion to pay \$100 invoice for annual Banner renewal as well as pay \$250 for an additional Banner.

M.P. Carlberg/T. Horrigan.

Vote – 4 (P. Tassone absent)

Chamber Events:

Annual Meeting & Awards Recognition Dinner – May 4

Mr. Cormier asked C. Fucile if this has been finalized. C. Fucile replied yes and has been paid in full.

Annual Robert Langlois Memorial Golf Tournament & Outing – August 10

Mr. Cormier noted traditionally have taken part in both events and asked for a motion.

Motion to participate as in the past.

N. Janssens/T. Horrigan.

Vote – 4 (P. Tassone absent)

Chili, Chowder, Brew Taste Off – October 13

Mr. Cormier said there is time to vote on this.

Chamber Holiday Party – December 7

Mr. Cormier said there is time to vote on this.

Article in Telegram & Gazette provided.

T. Beauregard commented he included this article because it mentions Gardner.

Caps:

T. Beauregard presented sample of caps to choose from which will have the GRA logo on. These will be purchased from John's Sports. The total of caps to be purchased will be 100.

Motion to authorize up to \$2,500 for caps.

absent)

Vote – 4 (P. Tassone

M.P. Carlberg/T. Horrigan.

Motion to adjourn.

N. Janssens/M.P. Carlberg.

Vote – 4 (P. Tassone Absent)

The GRA adjourned at 9:26 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.