

**REGULAR MEETING MINUTES**

**June 23, 2022**

115 Pleasant Street, Gardner, MA 01440  
Hubbard Conference Room

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**Members Present:** Ronald Cormier-Chairman, Neil Janssens, Timothy Horrigan, Magnus Carlberg, Paul Tassone – Members, and Trevor Beauregard – Executive Director

**Members absent:** None.

**Also Present:** 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.

**Call to Order:**

Mr. Cormier called the meeting to order at 2:37 pm.

**1. Minutes**

***Motion to approve the April 20, 2022 minutes as written.***

***T. Horrigan/M. Carlberg.***

***Vote – All in Favor***

**2. Old Business**

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

**Downtown:**

• **Rear Main Street:**

T. Beauregard stated that one developer has submitted a proposal for the Rear Main Street project, and he is expecting two other developers' submissions as well. The submissions will be brought before the board at a later date.

T. Beauregard stated that the two Cumberland Farms parcels needed for the project are still pending. He asked the board for a vote to approve appraisals for the two parcels to make Cumberland Farms a

formal fair market value offer instead of Cumberland Farms gifting the parcels to the Gardner Redevelopment Authority (GRA).

**Motion to allow the Executive Director to spend up to \$8,000 for the appraisal of the two Cumberland Farms parcels needed for the Rear Main Street project.**

**N. Janssens/M. Carlberg.**

**Vote – All in Favor**

- **Parker Street Properties:**

T. Beaugard said that there will be a meeting with Mass Ave Rentals and City officials to discuss what work needs to be done and the permits to be acquired for the project tomorrow. The GRA still owns the buildings, but he expects the closing will happen in July. A more official date can be determined after tomorrow's meeting. A hold harmless agreement has been signed and the GRA has been added onto the insurance for any work that occurs prior to the closing. Mass Ave Rentals was considering utilizing the Opportunity Zone Program but has decided against it.

- **85 Winter Street:**

T. Beaugard spoke with Tetramed regarding their progress and payments. The closing date is still undetermined and the lease to purchase option will be continued until one is set.

**2.2 140 S. Main Street:**

T. Beaugard said that he is waiting for the final cleanup report from Tighe and Bond.

**3. New Business**

**3.1 GRA Grant to the City**

T. Beaugard requested an extension of the grant agreement between the City of Gardner and the GRA through June 30, 2024. The grant is a payment to the City splitting costs for three salaries, benefits, consulting and legal services, travel and professional development, office accommodations, and general administration.

***Motion to extend the grant agreement another two years and pay \$51,100 for July 1, 2022 through June 30, 2023, and \$51,700 for July 1, 2023 through June 30, 2024.***

**T. Horrigan/M. Carlberg**

**Vote – All in Favor**

**3.2 Financials for Accounts and Investments > All Statements Received**

T. Beaugard stated that the breakdown of the two CD's is now available on the financials.

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

**P. Tassone/N. Janssens**

**Vote – All in Favor**

**3.3. Summit Industrial Park**

No updates at this time.

**3.4 Any new business to come before the board**

No new business.

**4. Announcements – Notices – Articles – Special Events:**

The 77<sup>th</sup> annual Robert Langlois Golf Tournament and Outing will be on August 17, 2022. Paul Tassone has found a fourth person for the foursome.

Next meeting scheduled for Thursday, July 14, 2022 at 8:30 am.

All future meetings will be held on the second Thursday of each month at 8:30 am.

***Motion to adjourn.***

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

***Vote – All in Favor***

The GRA adjourned at 3:10 pm.

*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.*