



Winchendon Redevelopment Authority

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Minutes

Regular Meeting

Monday, January 8, 2024

4th Floor Conference Room

Members Present: Michael Barbaro, David Connor, Les Goodrich, Ken LaBrack, Garrett Wante

Members Absent:

Others Present: Bill McKinney, Town Manager, Nicole Roberts, Planning Coordinator, Brian Croteau, DPW Director, Jenelle Sroczynski, Recording Secretary, Fred Massa and Steve Cefalo, Developers

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 12-18-23 Regular Meeting Goodrich/LaBrack 5-0 Approved @ 5:00 pm.

Bills and Communications:

The invoice for Jenelle Sroczynski was presented. *Motion to pay Jenelle Sroczynski Goodrich/Connor 5-0 Approved @ 5:01 pm.*

Financial Reports:

The financial reports were presented. *Motion to approve financial reports Connor/Goodrich 5-0 Approved @ 5:03 pm.* It was noted the deed rider income from the 11 Beech Street sale has been deposited and the land register is up to date with the Lincoln St. parcel added. Mr. McKinney is still working with the Assessor to confirm the Authority's parcels, and he is still working with Atty. Glenn on the deed transfer for Lincoln Street.

Unfinished Business:

Hillview: Mr. Massa and Mr. Cefalo are present to update the Authority on their idea of developing the "Winchendon Innovation Place." They are not ready to disclose their financial partners as of yet. They have hired an Acting Operations COO, and other staff members for start-up. Financing negotiations are still in progress. Mr. Barbaro asked if the financing will be in place by the end of March? Mr. Massa feels this is reasonable. This is a proposed 80 million dollar cannabis project, which will require a multitude of investors. Mr. Cefalo said it

is a big wheel to turn, but it is turning. Mr. Massa reminded the Authority in early 2023 the market bottomed out, but it is back on the upswing. Cannabis is being declassified from a category 1 substance to a category 3 substance. This will ease up the interstate banking restrictions and make it easier for private investors. International options are also present with a large market in Europe. Mr. Massa feels this is a great option as Boston is a gateway to Europe for international export. Mr. Cefalo sees the entire proposed campus as an innovative center with potential research happening, as well as cultivation, processing, and selling. The Authority has expressed concerns over the fact that ground hasn't been broken yet, and perhaps this is a bigger project than originally thought. Mr. Massa and Mr. Cefalo assured the Authority they are still on track, and have all permits in place to begin the project. Mr. Massa feels the project should start in March. The Authority is in receipt of a proposal which they will take under advisement. The Authority would like an update at the March 2024 meeting. There was discussion over the possible need of an Executive Session at the February 2024 meeting. One will be called if needed, and item will be placed on agenda.

Lincoln Ave: The deed transfer is still in progress. Mr. LaBrack feels it is a good idea to get the land appraised and put it on the market. Mr. Croteau and Ms. Roberts will work on securing an appraiser. *Motion to have Lincoln Ave. parcel appraised, not to exceed \$4,000*

LaBrack/Wante 5-0 Approved @ 5:51 pm.

Beech Street Park:: Mr. LaBrack has done some research and presented the Authority with a list of early Winchendon businesses that were located on Miller's River. The Authority would like the businesses incorporated into the park design. *Motion to have list incorporated into design plan Connor/Goodrich 5-0 Approved @ 5:46 pm.* Mr. Connor feels it is important to recognize the Old Centre Church and the Militia Field as well. The Authority is hoping the Winchendon History and Cultural Center can help with information resources.

Webster Street: This is a work in progress.

Planning & Development Updates:

No updates were provided

Town Manager Updates:

No updates was provided.

New Business:

Ms. Sroczynski informed the Authority the Auditors are in house and she has provided all reports and paperwork they have requested. Ms. Sroczynski also stated Mr. Art LeRay reached out inquiring about potential parcels to build a garage on. There is a parcel on River Street, zoning will have to be confirmed.

Next scheduled meeting is February 12, 2024.

Adjournment: *Motion to adjourn: Goodrich/LaBrack 5-0 Approved 5:55pm.*

Meeting Adjourned at 5:56pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
