



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

WINCHENDON TOWN CLERK
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Minutes Regular Meeting Monday, February 12, 2024 4th Floor Conference Room

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

Members Absent: Garrett Wante

Others Present: Bill McKinney, Town Manager, Nicole Roberts, Planning Coordinator, Brian Croteau, DPW Director, Jenelle Sroczynski, Recording Secretary

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 1-8-2024 Regular Meeting Goodrich/LaBrack 4-0 Approved @ 5:00 pm.

Bills and Communications:

The invoice for Jenelle Sroczynski was presented. *Motion to pay Jenelle Sroczynski Goodrich/LaBrack 4-0 Approved @ 5:01 pm.*

Financial Reports:

The financial reports were presented. *Motion to approve financial reports Goodrich/LaBrack 4-0 Approved @ 5:02 pm.* It was noted the Lincoln Street parcel has been removed from the land parcel register. The correct parcel is on the spring town warrant for conveyance.

Motion to move into Executive Session Connor/LaBrack 4-0 Approved by roll call vote @ 5:04 pm.

Unfinished Business:

Lincoln Ave: Ms. Roberts has given the Town Manager's office the correct parcel information for the spring town meeting warrant article. She will confirm all necessary information has been received. The appraisal will be ordered.

Beech Street Park: Mr. LaBrack has done a synopsis of the historic buildings and sites in Old Centre. The Old Centre information will be the gateway to the Beech Street Park. Old Centre is where Winchendon originated, before a move was needed to be closer to Miller's

River for commerce. The Authority inquired if the lay out of the park had begun? Mr. Croteau stated the software has been purchased and training will begin on Thursday.

Deed Rider Update: Mr. Connor has been in contact with Atty. Glenny to work on updated language for the rider. Mr. Connor also received an email through the town's web site asking that specific language be added to the rider in the event of a foreclosure situation. Mr. McKinney has spoken with representatives, and the request is to exempt a foreclosing lender from having to pay the 3%. The foreclosing lender is already losing money and this would be more of a burden to them. The Authority is agreeable to this. *Motion to accept new deed rider language Connor/Goodrich 4-0 Approved @ 5:43 pm.* Mr. Connor will follow up with Atty. Glenny regarding this.

Webster Street: Mr. Croteau is initiating the bid process.

Planning & Development Updates:

Ms. Roberts informed the Authority there is an initiative to fill vacant store fronts in town. There is a new grant process she is asking the Authority to be a part of, for business owners coming into town and opening up shop. The IGA and Waterville Plazas are focal points. The application process is run through the state and the Authority would be asked to match some funding. *Motion to participate in Vacant Store Front Grants Connor/Goodrich 4-0 Approved @ 5:49 pm.*

Town Manager Updates:

No update was provided.

New Business:

No update was provided.

Next scheduled meeting is March 11, 2024.

Adjournment: *Motion to adjourn: Goodrich/LaBrack 4-0 Approved 5:51pm.*

Meeting Adjourned at 5:52pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
