



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Approved 1-9-2014

Phone: 978.297.3308

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Minutes

Regular Meeting

Thursday November 14, 2013

2nd Floor Auditorium

Members Present: Kenneth LaBrack; David Connor, Beth Hunt, Dennis Casavant

Members Absent: Sheila Donofrio

Others Present: Gerald White; Grants Administrator; Jenelle Sroczynski; Finance Manager, Penny Maliska; Realtor; Owner of Cruisin 12 Diner.

Meeting called to order: 3:35 p.m.

Approval of Minutes:

Motion to approve the minutes of the 10-10-2013 regular meeting, Hunt/Casavant Approved 4-0, @3:36 pm. Motion to approve the minutes of the 10-23-2013 special meeting Hunt/LaBrack Approved 4-0 @ 3:36 pm.

Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank and Lafortune & Glennly were approved.

Motion to pay Colonial Co-operative Bank and Lafortune & Glennly Hunt/Casavant

Approved 4-0 3:52 pm

Financial Reports:

The financial reports were approved. *Motion to approve Financial Reports Casavant/Hunt*

Approved 4-0 @ 3:54 pm

Town Manager Issues:

None for this meeting

Unfinished Business:

60 Franklin Street: Mr. White has spoken with John Harden of North Central Mass Development Corp. He anticipates needing \$90,000 for legal fees, the Town's fees are an additional \$30,000. The property will most likely not sell for \$120,000-therefore a loss is anticipated. The property is also behind on tax payments, and a Phase II has not been completed. The mortgage was also granted for property and equipment. Mr. Mugmaw has taken equipment off of the premises. More information is expected shortly.

Phase V Bike Path: Title work is in the name of the trust. There are three separate parcels plus the rail bed making the title work confusing. It is still being worked on.

Wind Tower: The plan is still being worked on. Mr. White is waiting to hear back on additional information. May be able to negotiate an energy purchase. Still waiting to have meeting with key players.

Front Street Landscaping: Work will resume in the spring.

Mylec Road Design: Mr. White to check on status of roadway. Also, checking on job status issue with the state.

50 Franklin Street: Mr. Bator has received his certified letter. He was asked to either pay or come to the next meeting and explain his situation. Foreclosure clause was not in mortgage so foreclosure is not an option. However, court action can be taken.

Ahimsa Haven: No new information for this meeting.

School Street Property: Please see new business.

Tannery Hill Property: Mr. White has had contact with person who will present offer to bank. Mr. White to draft letter. Mr. White to check on tax break differential. *Motion to not exceed \$2,000 difference in tax break Hunt/Casavant 4-0 Approved @4:37pm. Motion to have Ken LaBrack sign offer letter, or David Connor to sign if Ken LaBrack is unavailable, Hunt/Casavant 4-0 Approved @ 4:39 pm.*

New Business:

School St Property offer: Penny Maliska presented Authority with offer of \$6,000 for lot with 5% back to WRA upon resale of just the newly purchased lot. Authority said they would take it under advisement. Follow up Authority discussion: Ms. Hunt would like some concrete numbers to work with. The Authority discussed various options. The Authority decides on counter offer. *Motion to counter offer for \$12,000 with 5% back upon resale of the 33% WRA portion of entire parcel Labrack/Hunt 4-0 Approved @4:33 pm.*

Loop Parks: River Street Park, 2 parcels on Whitney Pond, and Webster Street parcels. Would give access to residents from Lincoln Street and Pearl Drive. Town owns all properties with the exception of the Maybardy parcel. Mr. White is hopeful he can get the crushed stone needed donated. Conceptual plan is being worked on.

Adjournment: *Motion to adjourn: Hunt/Casavant 4- 0 Approved. 4:56pm.*

Meeting Adjourned at 4:58 pm.

Respectfully submitted by:
Jenelle Sroczyński
Board Secretary

Minutes Approved By:

