



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

Approved 11-14-2013

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### Minutes **Special Meeting** **Wednesday October 23, 2013** **Town Hall Auditorium**

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

**Members Absent:** Sheila Donofrio;

**Others Present:** Gerry White, Director of Development  
Sign-In Sheet attached

**Documents presented at this meeting:**

Sign in sheet for the Board Members

Sign in sheet for citizens attending

**Meeting called to order:** David Connor/Chairman called the meeting to order at 3:35 p.m.

**Approval of Minutes:**

*No minutes approved at this special meeting*

**Bills, Communication and Financials:**

None for this meeting

**Financial Report:**

No financial report for this meeting

**Town Manager Issues:**

No Town Manager issues for this meeting

**Unfinished Business:**

None for this meeting

**New Business:**

Mr. White discussed the offer on the School Street property, Assessor's Map 5A2, Parcel 106. The offer received from the realtor was that the buyer related he would pay \$6,000 for the property add his parcel (A) to our parcel (B) and make parcel (C). Upon selling if that happens, he would take the percentage of lot B from lot C in regards to the sale price and remit the 5% of that price proportionally to lot B. In example; lot C sells for \$100,000, lot B made up 39% of lot C, the remittance would be 5% of \$39,000.

It was noted by the Board that this computation was complicated and would like something a bit more simple such as maybe 3% of the entire amount versus the offer.

*Motion was made to permit Mr. White to represent the Authority and counter the offer with a \$6,000 payment with a 3% return of the entire sale price if the property was sold and if that was rejected to \$6,000 and to lower the percentage to 2.5% of the sale price, along with the condition that the owner would go through the ANR process and combine the lots. LaBrack/Hunt; Approved 4 – 0 at 3:49 p.m.*

*Motion was made to permit Ken LaBrack to represent the Authority and sign any and all documents related to the sale and closing of the property known as the School Street property, Winchendon Assessor's Map 5A2, Parcel 106. Hunt/Casavant; Approved 4 – 0 at 3:50 p.m.*

Mr. White related to the Authority that in regards to the offer made for the three small parcels located at the intersection of Spring and Glen Allen Streets, the Attorney needed the \$1,000.00 check for the deposit as represented by the signed Purchase and Sales Agreement. The offer was motioned at a previous meeting.

**Adjournment:** *Motion to adjourn: LaBrack/ Hunt: 4– 0 approved. 3:59p.m.*

**Meeting adjourned at 3:59 p.m.**

Respectfully submitted by:  
Gerald White  
Director of Development

Minutes Approved By:

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