



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

Phone: 978.297.3308  
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Approved 5-9-2013

### Minutes **Regular Meeting** **Wednesday April 10, 2013** **2<sup>nd</sup> Floor Auditorium**

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

**Members Absent:**

**Others Present:** Gerald White; Grants Administrator; Jenelle Sroczynski; Finance Manager,

**Meeting called to order:** 3:33 p.m.

#### Approval of Minutes:

*Motion to approve the regular meeting minutes of the 3-14-13 meeting, Hunt/Casavant*  
*Approved 4-0 @3:34 pm.*

#### Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank, LaFortune & Glenny, Cochran's Trucking, and The Winchendon Courier were approved. *Motion to pay Colonial Co-operative Bank, LaFortune & Glenny, Cochran' Trucking, and The Winchendon Courier Hunt/LaBrack*  
*Approved 5-0 3:37 pm.*

#### Financial Reports:

The financial reports were approved. *Motion to approve Financial Reports Casavant/Hunt*  
*Approved 5-0 @ 3:40 pm*

#### Town Manager Issues:

None for this meeting

#### Unfinished Business:

60 Franklin Street: Mr. White sent email to members with information. Payment plan not yet finalized. It is a 5 year plan. Mr. White also advised board on new lawsuit pending from Mr. Mugmaw for 1.6 million. Mr. White advised the Authority that he isn't sure if Mr. Mugmaw can sue while he is in bankruptcy. Mr. White is contact with Attorneys.

11 East Street: Has had open houses with three offers in. Offers are being processed through the LIP Program. During recent wind storm a basement window was blown in. Mr. White to contact Mr. LeRay to repair.

Phase V Bike Path: The appraisal is complete. Mr. White has been in negotiations with Mr. Mizhir. Mr. Mizhir would like to receive \$100,000 for the property. The reimbursement is for 80%. Assessment was only for \$64,000. Mr. White to continue negotiations.

Wind Tower: Mr. White to send email with changes to Brian Kuhn. After changes are received Authority is ready to sign lease. *Motion to sign lease with all Authority members to sign post changes LaBrack/Donofrio Approved 4-0 @ 4:15pm.*

Front Street Barriers: Update under new business with Peter Newton

Mylec Road Design: The design is 90% complete. The Authority would like John Deline and John White at the next meeting to discuss any and all issues. Set of plans to be ready soon.

Teel Road Logging: Will be on hold until next year.

50 Franklin Street: Still on schedule for the May payment.

Ahimsa Haven: Mr. & Mrs. Scanio to attend next meeting.

School Street Property Offer: Authority is ready to counter offer. *Motion for \$15,000 counteroffer with Deed restrictions Donofrio/LaBrack Approved 4-0 @ 4:26 pm.*

CPA Training: This issue is being postponed.

**New Business:**

Peter Newton from the Toy Town Partnership attended meeting to advise Authority about the Front Street property. John Deline is planning to remove the dead tree. The TTP would like to make the property a "green space". Ms. Margaret Paston, President of the Gardening Club is willing to landscape the property and also to match any funds the town has to beautify the space. Donations will be encouraged with both monetary and plantscape materials. Mr. White to check on how much money is in the "Clyde" account.

**Adjournment:** *Motion to adjourn: Donofrio/LaBrack 4- 0 Approved. 4:40pm.*

**Meeting Adjourned at 4:41 pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

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