



## Winchendon Redevelopment Authority

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### Minutes

#### Regular Meeting

Monday February 12, 2018  
4<sup>th</sup> Floor Conference Room

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MAR 15 2018

WINCHENDON TOWN CLERK

**Members Present:** David Connor, Les Goodrich, Mike Barbaro

**Members Absent:** Dennis Casavant, Ken LaBrack

**Others Present:** Corey Rice, Kenneth Rice, Luis Fred, Keith Hickey, Town Manager, Tracy Murphy, Director of Development, Jenelle Sroczynski, Recording Secretary

**Meeting called to order:** 5:00 pm.

#### Approval of Minutes:

*Motion to approve the minutes of the 1-11-2018 Regular Meeting Goodrich/Barbaro 3-0 Approved, @ 5:01 pm.*

*Motion to approve and hold the minutes of the 1-11-2018 and the 2-1-2018 Executive Session Meetings Barbaro/Goodrich 3-0 Approved @ 5:02 pm.*

#### Bills, Communication and Financials:

The invoices for Jenelle Sroczynski and Lafortune, Oldach, and Glennys was approved. *Motion to pay Jenelle Sroczynski and Lafortune, Oldach, and Glennys Goodrich/Barbaro 3-0 Approved, @ 5:02pm.*

The financial reports were approved. *Motion to approve Financial Reports Barbaro/Goodrich Approved 3-0 @ 5:04 pm.*

#### Town Manager Issues:

Mr. Hickey suggested The Authority offer some incentive or "front load" the potential land sale with Mr. Rice. As an example offer him money back on purchase price once business is up and running. The Authority was in agreement and will discuss and next month's meeting.

#### Unfinished Business:

Jason Dodge: Not present at meeting to give proposal update. The Authority has decided to send a letter to Mr. Dodge. *Motion for Atty. Glennys draft letter to Mr. Dodge stating he needs to either pay the outstanding mortgage in full or the Authority will start foreclosure process by March 12, 2018 Barbaro/Goodrich 3-0 Approved @ 5:30 pm.*

Robbins Road (Former Ahimsa Lot): Mr. Corey Rice is in attendance. He is interested in purchasing the lot and establishing his powder coat and media blasting business. Mr. Rice has been doing this type of work since 2008, and has been located in the area utilizing a mobile unit since 2015. Mr. Rice is looking for a space to set down some routes and get established. His business is "green" and does not use chemicals like a typical body shop. This type of business is an allowed use and will need site plan approval through the Planning Board. Mr. Connor stated there may be some wetlands to contend with as well. The Authority will be seeking an appraisal to establish fair market value and sales price. The Authority asked Mr. Rice to have a proposal ready for them to review at the March 2018 meeting. This proposal should include a bid price and business plan. Mr. Hickey indicated he feels the purchase price will be in the vicinity of \$50,000. Mr. Rice felt comfortable with the price.

Woodlawn Ave: Mr. Connor advised the Authority the final price drop will happen this month. Mr. Connor will have an update from Ms. Rossi for next month's meeting. Mr. Hickey suggested if there were to be land auction through the Treasurer's Office the parcel could be included in it.

Electrical Upgrade Bike Path: Mr. Gallant will be installing the pole once the weather breaks. Mr. Connor has some granite to extend the parking lot berm. The Authority will ask Mr. Gallant if the DPW has granite as well.

Food Truck Vendors: Mr. Luis Fred is in attendance. He is looking to sign a lease with the Authority granting him rental space for his food truck at the Bike Path. He is interested in an April 1-November 1 rental timeframe. Mr. Fred understands there is no electrical service at the bike path now. The rent with no electrical is \$350.00 per month. When the service is installed the rent will increase to \$500.00 per month. Mr. Fred understands there may be a month where the rent is prorated due to the installation of electrical service. Both the Authority and Mr. Fred have reviewed the lease Mr. Glennly has prepared and are in agreement with the terms. *Motion to accept lease as presented Barbaro/Goodrich 3-0 Approved @ 5:21 pm.* *Motion to have Chairman Connor sign lease Barbaro/Goodrich 3-0 Approved @ 5:22 pm.* Both Authority and Mr. Fred signed lease. Ms. Murphy to hold lease until Mr. Fred provides vehicle and insurance information.

Hillview Update: Mr. Hickey suggested to postpone a decision on Mr. Kuhn's proposal until the Authority receives the lease from CCR. *Motion to have Ms. Murphy draft and hold letter to Mr. Kuhn stating Authority declines proposal Barbaro/Goodrich 3-0 Approved @ 5:37 pm.*

Hillview Order of Conditions: No update was given.

Bylaw Revision: Ms. Sroczyński to check with Town Clerk and Executive Assistant to see if electronic bylaws exists and make necessary changes.

### **New Business:**

Ms. Murphy is looking for the Authority's support with the FY 18 CDBG Grant. She is proposing housing rehab and fuel assistance for this grant round. *Motion to accept and have Chairman Connor sign letter of support Barbaro/Goodrich 3-0 Approved @ 5:52 pm.*

Fall Fest Advertising: Ms. Murphy asked the Authority to sponsor an ad in the Johnny Appleseed Trail Magazine. This would benefit and advertise Winchendon's Fall Fest. The Authority likes the idea and is in agreement. *Motion to place 1/2 page ad for \$945.00 in Johnny Appleseed Magazine Goodrich/Barbaro 3-0 Approved @ 5:57 pm.* Ms. Murphy to work with magazine regarding promotion.

Mr. Barbaro would like the Authority to use some of the rent money realized from the solar project to Community purposes. He would like to initiate an Urban Blight Project to initiate improvements to the town and especially Central Street, especially facade improvements.


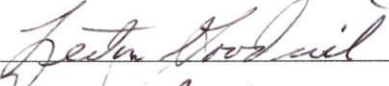

These funds would not be restricted by regulations as some grant funds are. The Authority will take idea under advisement.

**Adjournment:** *Motion to adjourn: Barbaro/Goodrich 3– 0 Approved 6:03pm.*

**Meeting Adjourned at 6:04 pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

  
  
  
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