

Approved 8.13.2014



## Winchendon Redevelopment Authority

109 Front Street  
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### Minutes **Special Meeting** **Thursday, July 24, 2014** **Winchendon Town Hall**

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

**Members Absent:** David Connor,

**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

Agenda for 7/24/14 Meeting

**Meeting called to order:** Beth Hunt/Acting Chairman called the meeting to order at 3:30 p.m.

**Approval of Minutes:**

*None*

**Bills, Communication and Financials:**

None for this meeting

**Financial Report:**

None for this

**Town Manager Issues:**

No Town Manager issues for this meeting

**Unfinished Business:**

None for this meeting

**New Business:**

The Authority was briefed on the sealed bids that were received for the sale of WRA property located at 19 Vine Street, Winchendon Assessor's Map 5A3, Parcel 342. Only one bid was received from Michelle Deline. The Authority discussed the offer of \$25,000 for the land in an as is sale. They were briefed on previous sales where properties had been sold by the Authority at a price lower than the assessed value. After much discussion concerning the objective to get the parcel back on the tax role, the property value, liabilities and to maintain its residential status, a motion was made to sell the parcel for the bid price.

*Motion: Motion was made to sell the property, 19 Vine Street, Winchendon Assessor's Map 5A3, Parcel 342 to Michelle Deline for the offering price of \$25,000 in as "As Is" sale, with the buyer paying all closing costs and that any future sale of the property or portion thereof, 3% of the sale price will be payable to the Winchendon Redevelopment Authority. Donofrio/Casavant, 3-1 with Hunt voting No, Approved at 3:55 pm.*

*Motion: Motion was made for Dennis Casavant or Kenneth LaBrack in his absence to represent the Authority in signing any and all documents related to the sale and closing of 11 Vine Street, Winchendon Assessor's Map 5A3, Parcel 342. Donofrio/LaBrack, 4-0, Approved at 3:56 pm.*

The Authority was briefed on a verbal offer of \$30,000 for the purchase of the two properties located on Baldwinville State Road and Stoddard Road, Assessor's Map 10, Parcel 54 & 71. The discussion was that the property due to its commercial status along Baldwinville Rd. and the R-80 status along Stoddard Road, the property should be worth a bit more. Discussion turned to the past sales and the percent of the assessed value that the properties sold for.

*Motion: Motion was made to counter the offer with \$75,000 and if the counter was refused, Gerald White would be authorized to initiate the process to list the property with Morin Real Estate for a price not lower than \$75,000. Donofrio/LaBrack, 4-0, Approved at 4:04 pm.*

Mr. White presented the Authority with documents to sign pertaining to the bank account that was to be opened and maintained by the Authority for the Winchendon Enhancement Committee per vote taken at 6/12/14 meeting. The documents were signed for the purpose of opening the account and further discussion ensued concerning the approval and signing of the checks for the WEC.

*Motion: Motion was made to adopt the process that at least two of the members would sign each check once an approved invoice was received by the Department of Planning and Development, requiring no further vote of the Authority for approval. LaBrack/Casavant, 4-0, Approved at 4:10 pm.*

Beth Hunt asked if there was anything else of interest to discuss and if not, he would entertain a motion to adjourn.

**Adjournment:** *Motion to adjourn: Donofrio/LaBrack: 4-0 approved. 4:22 p.m.*

Respectfully submitted by:  
Gerald White  
Director of Development

Minutes Approved By:

Jennifer Brown

Genneth A. L. Beech

Elizabeth R. Hunt

Sheila Donofrio