



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Phone: 978.297.3308

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Minutes

Regular Meeting

Thursday September 11, 2014

2nd Floor Auditorium Room

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

Members Absent:

Others Present: Gerald White; Grants Administrator; Jenelle Sroczynski; Finance Manager, Tracy Murphy, Planning Agent

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

Approval of Minutes:

Motion to approve the minutes of the 8-13-2014 regular meeting, Casavant/Hunt Approved 4-0, @3:36 pm

Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank, Roselli, Clark, & Associates, and UMASS Amherst Center for Resilience were approved. *Motion to pay Colonial Co-operative Bank (interest only), Roselli, Clark, & Associates, and UMASS Amherst Center for Resilience Hunt/Casavant Approved 4-0 3:39 pm.*

Financial Reports:

The financial reports were approved. *Motion to approve Financial Reports Hunt/Casavant Approved 5-0 @ 3:42 pm*

Town Manager Issues:

None for this meeting

Unfinished Business:

60 Franklin Street: Mr. White received email from John Harden of NCMDC asking if Authority would accept a payment of \$10,000 for property. Taxes would be paid. Authority would lose \$9,500 in revenue, which is approximately 50%. Authority members are concerned that NCMDC would not be losing that much money. Mr. White to ask if Authority accepts offer can 5% resale rider be attached to property to re-coop some of the loss. *Motion*

to accept \$10,000 offer and 5% rider on property, or a 40% loss which is in line with NCMDC potential loss Casavant/Labrack Approved 5-0 @ 3:52 pm. Mr. White

50 Franklin Street: Town Manager has received complaints about property. It now appears to be running as a solid waste disposal area. DEP was notified and gave issue back to the local BOH to correct. All Town departments have written certified letters to Mr. Bator explaining the various violations. Mr. Bator or his representative to appear at various approaching board meetings. Mr. Bator ordered to stop processing debris and to start removing. If property is not cleaned up by Mr. Bator state may have to do it.

Phase V Bike Path: Project is out to bid. DOT is requiring extra work. Tighe & Bond contract is expired. Extra design costs will be about \$20,000. Tracy Wu of DOT has been emailed and questioned by Mr. White and she has not responded. Senator Brewer is involved to try and push project through.

Wind Tower: Tracy Murphy had meeting with wind project team. Project is in a holding pattern due to road issues. Bemis Road may be the new option. Road issues have been resolved. Legal opinion may be sought after for road clarification. Wind team is looking at ways to offload power. Mr. White to supply list of local companies who may be interested. Mr. White to also inquire about lock in rates.

Front Street Landscaping: Mr. White has been in contact with Mr. Newton. Mr. Newton supplied the Authority with an update as to Ms. Paston's intentions. Fall planting is to begin. Mr. Deline is needed to take care of some minor issues at the garden site. Ms. Hunt would like to see receipts as to the match portion of Ms. Paston's donation.

Mylec Road Design: Design is complete. Mr. White to sit with Chairman Berndt and Ms. Murphy to discuss road and underground utilities.

Ahimsa Haven: No new information for this meeting

River Street Property: Mr. White sent email. He is waiting on a reply.

Vine Street: Offer was accepted. Mr. Cochran's family has retained legal counsel. The family is planning on challenging the taking. Mr. White to check with Kopleman & Paige on legality of rejecting an offer that was accepted.

Baldwinville State Road: Totem pole that was to be donated is rotted from ants. Need to find a way to remove pole. Mr. White to contact Mr. Berry as to removal of his belongings from property.

Pleasant Street Property: Authority has received reimbursement from Library.

UMASS Workshop: Ms. Murphy has flyer. Students have been through town on their walk through. Ms. Murphy will be doing presentation at UMASS on September 15, 2014.

Students will be visiting the town again next month.

Cumberland Farms: Cumberland Farms has asked for an extension on the P&S. Town Property is all set, there are issues with the abutting property. *Motion to accept extension Hunt/LaBrack Approved 4-0 at 4:33 pm.*

New Business:

Tax Taking Procedures: Town Treasurer's budget for tax takings is small. Mr. White would like to take properties through the Redevelopment Authority. Mr. White to check with treasurer on procedures. He is also going to check on legal procedures. Mr. White will also get list of potential properties to take.




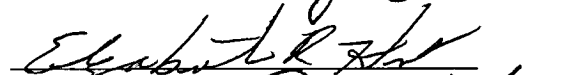
Colonial Co-Operative Loan: Mr. White suggests making a principal payment on the line of credit. He and Chairman Connor have a meeting at the bank on September 16, 2014 to discuss loan. *Motion to make a principal payment of \$30,000 on line of credit Hunt/LaBrack Approved 4-0 @ 4:47 pm.*

Adjournment: *Motion to adjourn: Hunt/LaBrack 4-0 Approved. 4:49pm.*

Meeting Adjourned at 4:50 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:


Dennis A. LaBuck

Chuck Donofrio

Elizabeth R. Holt

Dennis Casanova